

AVAILABLE TO LET
36,089 SQ FT (3,352 SQ M)



**SECURE SELF
CONTAINED YARD**



**LESS THAN 0.5 MILES
TO J6 OF M5**



**LARGE POWER
SUPPLY**



Woodgreen Drive
(B4638)

Berkeley Way
(B4639)

City Centre
(2.5 miles)

UNIT 2

Wainwright
Road

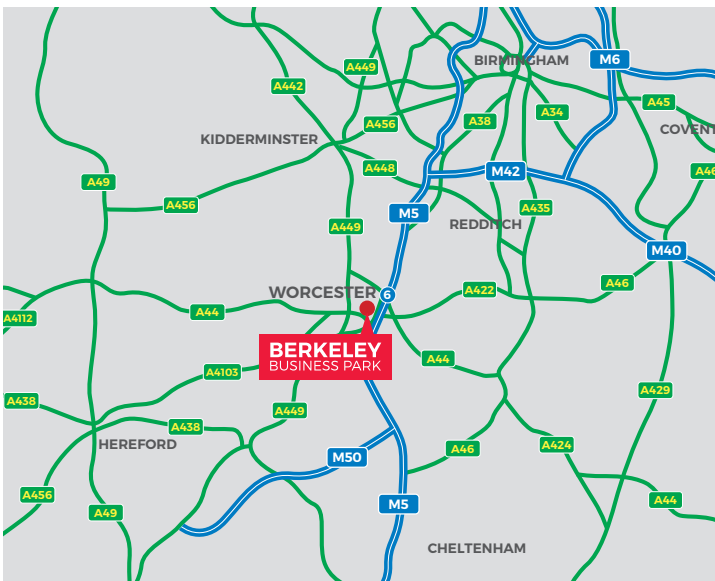
M5 J6
0.5miles

www.ipif.com/berkeley

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

BERKELEY BUSINESS PARK
WAINWRIGHT ROAD, WORCESTER, WR4 9FA

IPIF



LOCATION

Berkeley Business Park is an established business park within half a mile of J6 of the M5 and 2 miles north of Worcester City Centre. The location affords excellent access to the national motorway network, Worcester City Centre and the Birmingham conurbation.

DESCRIPTION

- Modern single bay warehouse of steel frame construction under a barrel vaulted roof with part brick/profile clad elevations
- Fully fitted 2 storey offices with WC facilities
- 6m clear internal height (rising to 9.5m)
- 3 electrically operated level access loading doors
- Heating & lighting to warehouse
- Substantial power supply
- Self-contained and secure yard
- 28 car parking spaces

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 2	FT ²	M ²
Ground Floor	34,284	3,185
First Floor	1,805	167
TOTAL	36,089	3,352

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

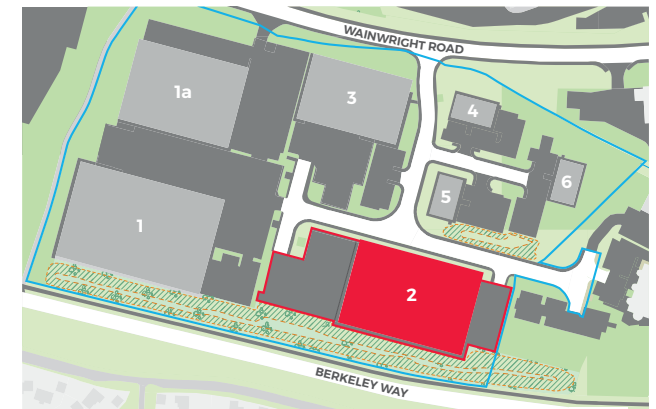
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.



VIEWINGS Strictly by prior arrangement with the agents.

On behalf of the landlord



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