

Freehold / leasehold opportunities available
2,500 to 225,000 sq ft

E(G), B2 and B8 uses



BARBERRY
BUSINESS PARK

BarberryBusinessPark.co.uk

Earls Croome, Worcestershire WR8 9DJ

Location

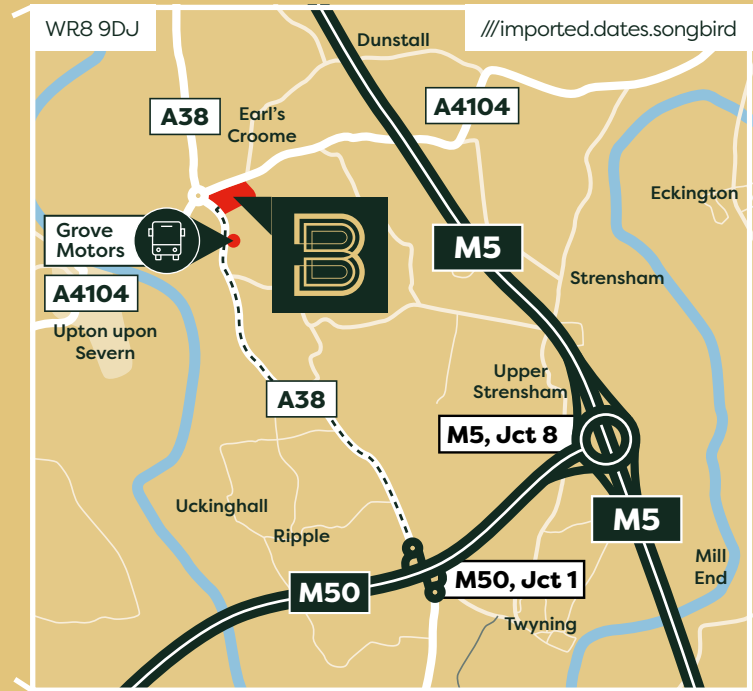
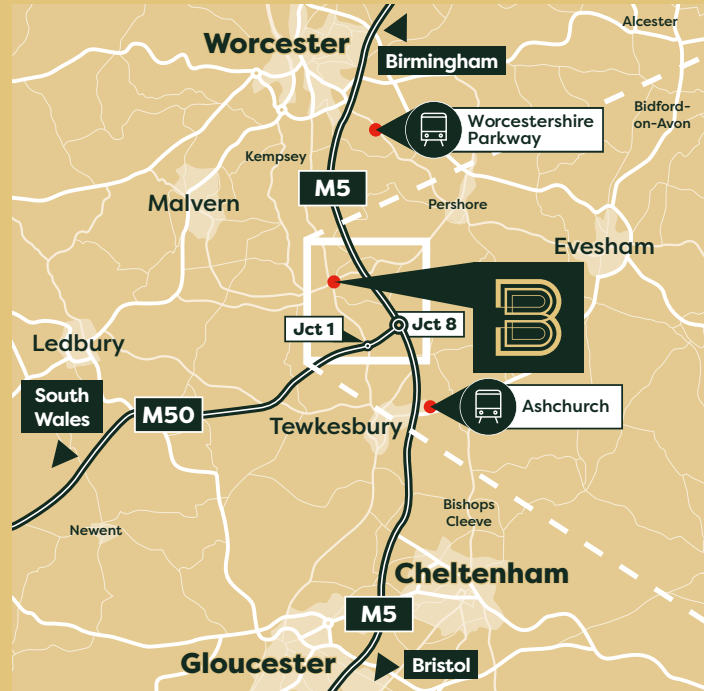
Barberry Business Park is located on the junction of the A38 and the A4104 on the outskirts of the attractive town of Upton on Severn. The A38 provides access to the city of Worcester and the M50, with wider connectivity to the Midlands and Southwest via the M5 and South Wales via the M50.

Nearest train stations
 Ashchurch **8.6 miles**
 Worcs. Parkway **9.7 miles**

Nearest bus stop
 Grove Motors **0.3 miles**

Nearest airports
 Birmingham Int **44 miles**
 Bristol **65 miles**

Nearest sea port
 Avonmouth **54 miles**



Drive distance

M50 (J1)	3.2 miles	Pershore	6.9 miles
M5 (J8)	4.9 miles	Malvern	8.0 miles
Tewkesbury	6.4 miles	Worcester	9.7 miles

Opportunity

Barberry Business Park comprises **15 acres** and is proposed for employment allocation in the South Worcestershire Development Plan Review.

The new business park is to be developed by Barberry, a long established and successful privately owned development and investment company based in the West Midlands.
barberry.co.uk

The site can accommodate up to 225,000 sq ft (20,903 sq m) in a single unit or a range of buildings from 2,500 sq ft (232 sq m) upwards to suit individual occupier requirements.

Employment demographics

62%
 62% of the 911,000 people living in Worcestershire's catchment area are of working age.

85%
 Local machine manufacturing and engineering employment is 85% above the England average.

9%
 Wages are more competitive and 9% below the national average.

Accommodation

Unit	Warehouse		Offices		Total		Car Spaces
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
1	80,000	7,432	4,000	372	84,000	7,804	130
2A - 2H	2,500	232	-	-	20,000	1,856	32
3A	10,000	929	1,000	93	11,000	1,022	14
3B	8,000	743	800	74	8,800	817	17
3C	15,000	1,394	1,500	139	16,500	1,533	26
4	30,000	2,787	1,500	139	31,500	2,926	48

Illustrative purposes only
Bespoke plans available upon request



Specification



Dock levellers



Level access loading doors



Car parking spaces



Gated and secure sites



50 kN/sq m floor slab



First floor offices



Upgraded roof structure to support PV cells



KVA capacities available upon request



Opportunity for E(G), B2 and B8 uses

Occupier welfare



Natural & mechanical ventilation



Outdoor breakout areas

Sustainability

All buildings are constructed to a market leading specification to benefit occupiers by reducing occupational costs and fulfilling environmental, social, and corporate governance ratings.

Barberry have worked hard to incorporate the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO2 emissions and allow occupiers the opportunity to procure a zero-carbon operation.



EPC A rated buildings



High efficiency air source heat pumps



LED lighting



Reduced cooling, lighting, and heating demand



10% warehouse roof lights to increase natural lighting



Provision for EV charging



Optimum performance cladding

BarberryBusinessPark.co.uk

Another development by

BARBERRY

www.barberry.co.uk

Further information



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