



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**14,016 sq ft
(1,302.59 sq m)**



**UNIT 4, NORTH WORKS, BROMYARD WORKS,
BROMYARD ROAD, WORCESTER, WR2 5EG**



♦ 9m eaves.

♦ Multiple cranes ranging from 10 to 25 tonne.

♦ 5 miles from Junction 7 of the M5 motorway.

VIEW MORE AT BULLEYS.CO.UK

LOCATION

Unit 4 is located on North Works, Bromyard Works on the west side of Bromyard Road, the A44 and is approximately 1.5 miles of Worcester City Centre. The site has quick access to Junction 7 of the M5 motorway using the A4440 Ringroad approximately 5 miles away.

DESCRIPTION

Unit 4 North Works comprises of a steel portal framed industrial bay under a pitched roof. The unit benefits from front and rear loading and height to eaves of approximately 9m. Within the unit there are a series of cranes ranging from 10 to 25 tonne.

Additional yard areas are available on site.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Unit 4	14,016	1,302.59

TENURE

Available by way of a new lease for a term to be agreed.

RENTAL

Rent available upon application.

SERVICES

We understand that mains water, drainage and electricity are connected and/or available. However, interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Worcester Council.

RATES

At present the property has a combined rateable value, these are to be reassessed.

VAT

VAT is payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC has been commissioned and will be available shortly.

WEBSITE

A virtual tour, together with aerial photography and further information is available at bulleys.co.uk/bromyard

VIEWING

Strictly by prior appointment with Bulleys at their Worcester office on 01905 633333.

Details amended 07/25