



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

**17,959 sq ft
(1,668 sq m)**



**UNITS 15 & 16, NORTH WORKS, BROMYARD WORKS,
BROMYARD ROAD, WORCESTER, WR2 5EG**



- ◆ Height to eaves of 8m.
- ◆ Mid terrace unit.
- ◆ Cranes ranging from 3— 10 ton capacity.
- ◆ Roller shutter door access both front and side elevation.
- ◆ 5 miles from Junction 7 of the M5 motorway.

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LOCATION

Units 15 and 16 are located on North Works, Bromyard Works on the west side of Bromyard Road (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 Ring Road approximately 5 miles away.

DESCRIPTION

Units 15 and 16 are two self contained industrial bays, comprising of steel portal frame construction under a mono pitched roof. The units benefit from roller shutter door access to the front and side elevation, with height to eaves of approximately 8m. There are a series of cranes ranging from 3—10 ton capacity. Office accommodation can be installed upon request.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Units 15 & 16	17,959	1,668

TENURE

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

RENTAL

£117,000 per annum exclusive.

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

WTW

Latter.Ruins.Walks

VIEWING

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

Details prepared 04/26