



Berkeley Business Park



## WAREHOUSE TO LET

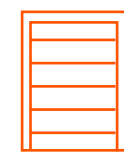
UNIT 1A, BERKELEY BUSINESS PARK,  
WAINWRIGHT RD, WORCESTER, WR4 9FA

**32,019 SQ FT**  
**2,974.7 SQ M**



## DESCRIPTION

A modern industrial/warehouse unit located in an established business park within half a mile of J6 and the M5. The unit has recently been refurbished and offers fully fitted offices on both the ground and first floor. It benefits from a private, secure yard with extensive parking and 2 level access doors and 7m apex height (6m clear internal height). Nearby occupiers include: Worcester Bosch, Sainsburys, Yamazaki Mazak UK Ltd, Gtech, Southco, Eastbrook, Transmec, Mira Showers, and DHL.



2 LEVEL ACCESS DOORS



CLEAR INTERNAL HEIGHT OF 6M



DIRECT ACCESS TO M5 VIA JUNCTION 6



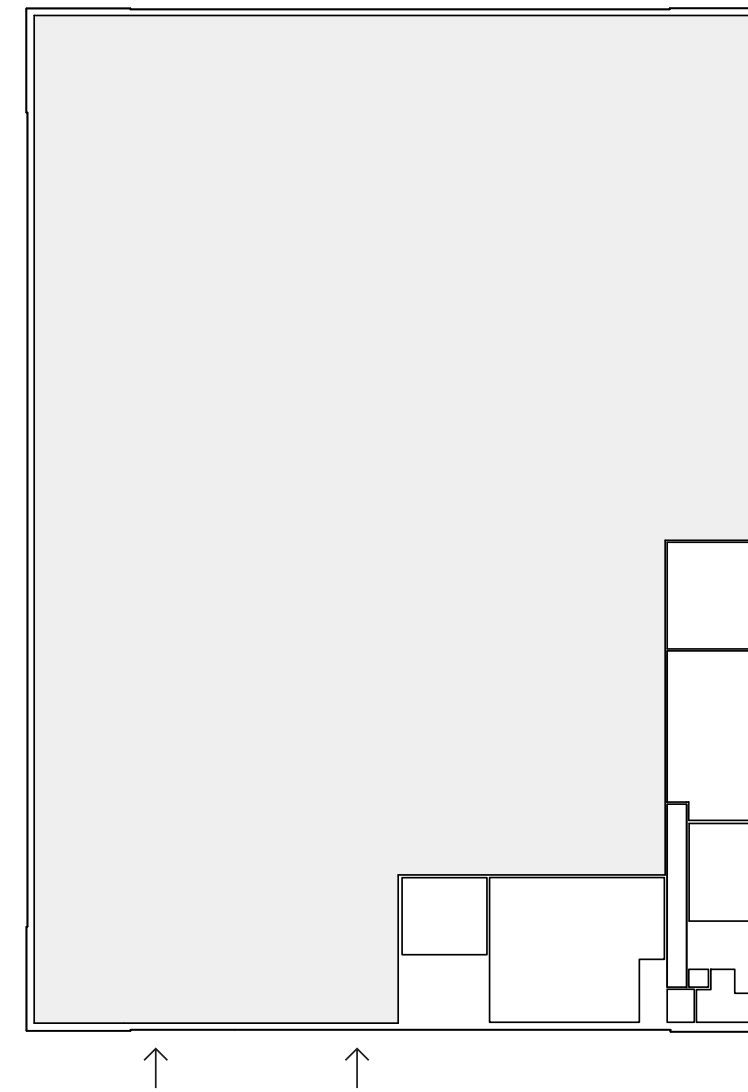
EXTENSIVE PARKING



250 KVA POWER SUPPLY



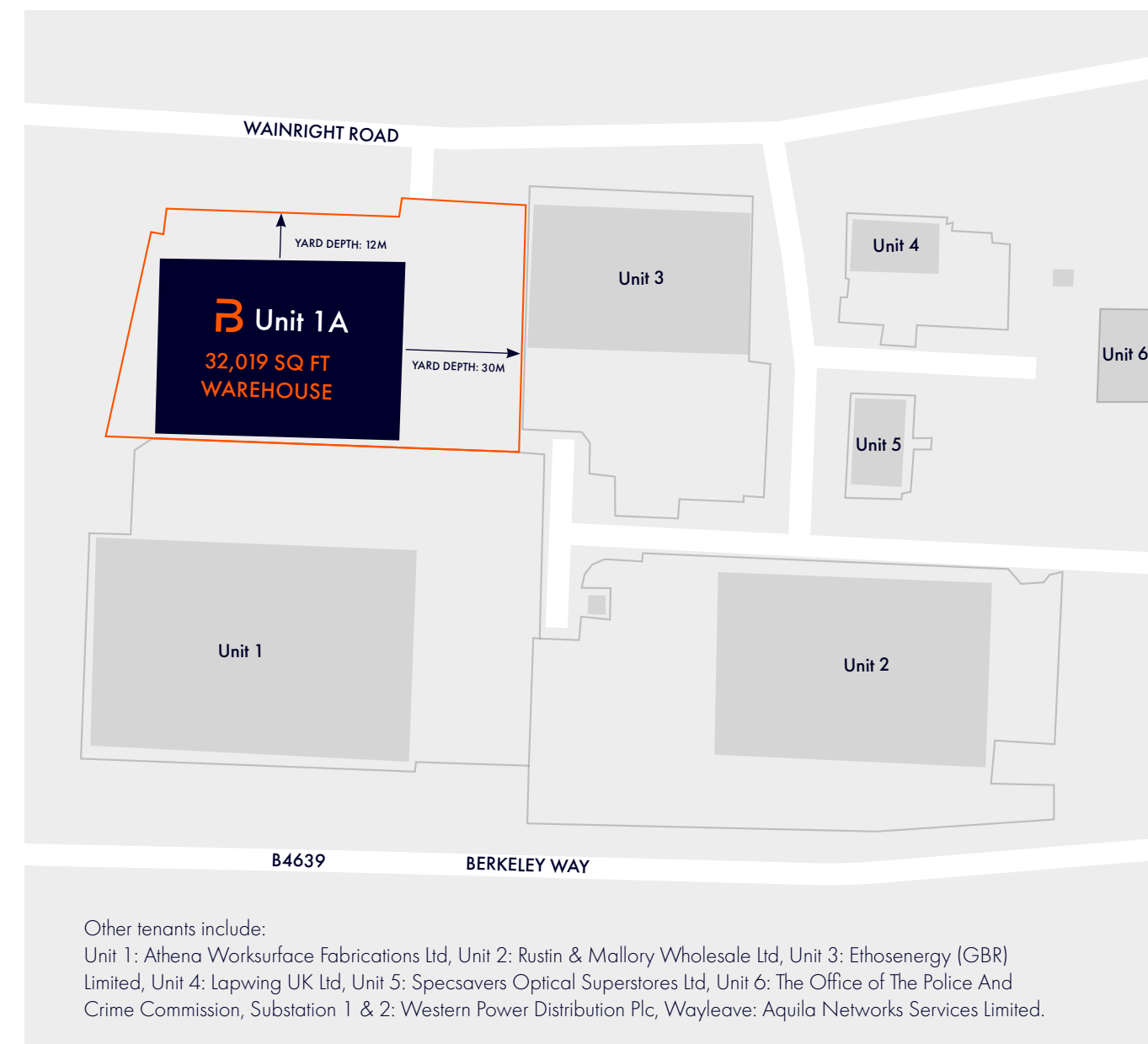
ELECTRICALLY OPERATED SECURITY BOLLARDS



FLOOR	SQ FT	SQ M
GROUND FLOOR - OFFICE	3,469	322.3
GROUND FLOOR - WAREHOUSE	25,581	2,376.6
FIRST FLOOR	2,969	275.8
<b>TOTAL</b>	<b>32,019</b>	<b>2,974.7</b>

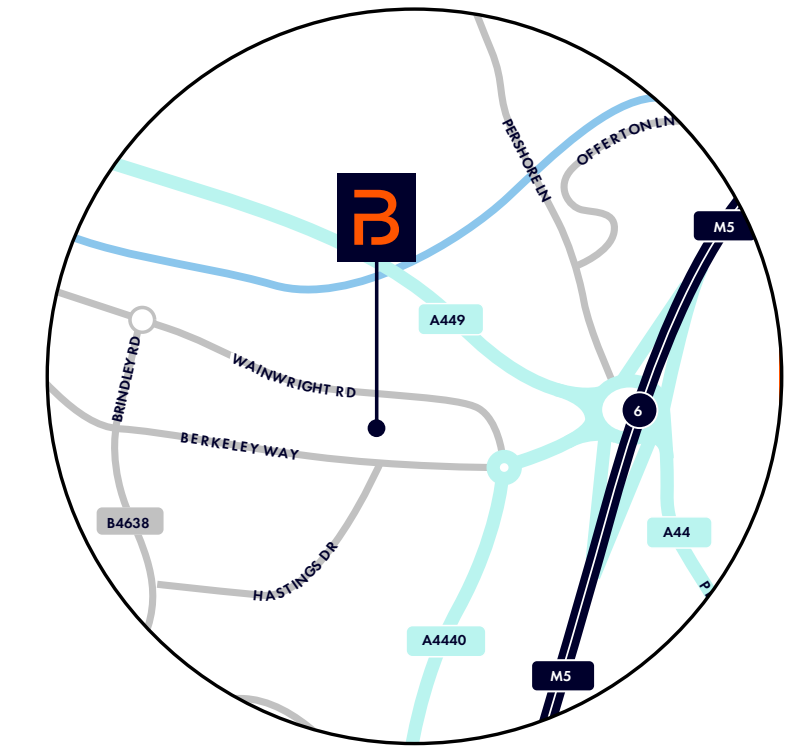
### KEY

- = Warehouse
- = Office

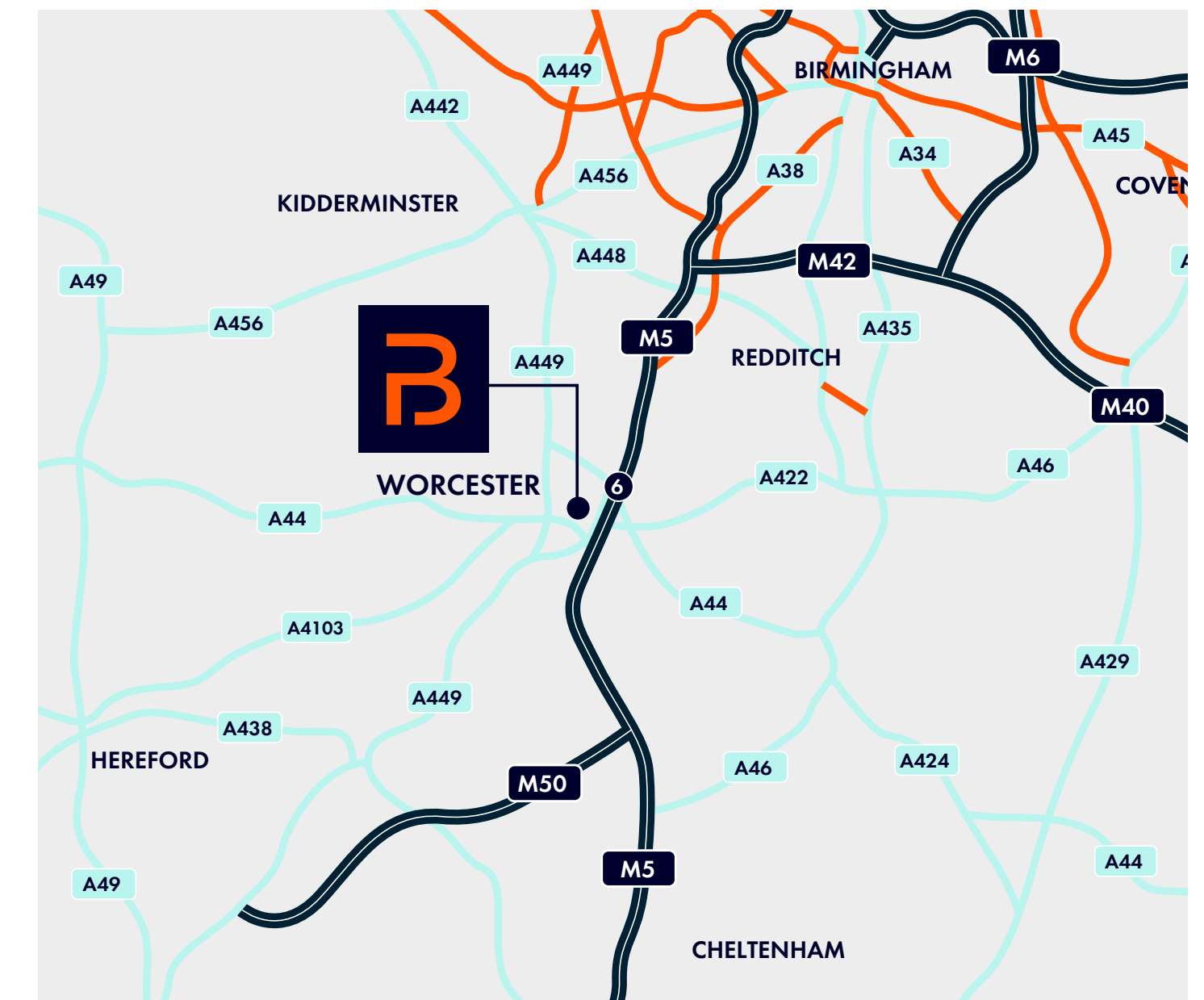


## LOCATION

Berkeley Business Park is an established business park within half a mile of J6, 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 area.



Sat Nav:  
**WR4 9FA**





## INFORMATION

### LEASE TERMS

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

### SERVICE CHARGE

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

### VAT

All figures quoted are exclusive of VAT.

### BUSINESS RATES

£92,130 rates payable.

### LEGAL COSTS

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

### ENERGY PERFORMANCE RATING

EPCs are available on request.



## CONTACT

### VIEWINGS

Strictly by prior arrangement with the agents:



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