



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**INDUSTRIAL UNIT**

**927 sq ft  
(86.18 sq m)**



**UNIT 1, NORTH WORKS, BROMYARD WORKS,  
BROMYARD ROAD, WORCESTER, WR2 5EG**



- ♦ Modern Unit
- ♦ Plenty of Communal Parking
- ♦ Neighbouring occupiers include D1 Gyms and Padel + Play
- ♦ Leisure/Retail style uses considered

**VIEW MORE AT [BULLEYS.CO.UK](https://www.bulleys.co.uk)**

## LOCATION

Unit 1 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 Ring Road approximately 5 miles away.

## DESCRIPTION

Unit 1 is a semi detached, modern industrial building with brick and block elevations under an insulated mono-pitch roof. The unit is accessed via a pedestrian access door and roller shutter door. Internally the unit is predominantly open plan but with a small entrance hall/office behind the pedestrian door. W.C facilities are not yet installed.

## ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

|        | <b>sq ft</b> | <b>sq m</b> |
|--------|--------------|-------------|
| Unit 1 | 927          | 86.18       |

## TENURE

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

## RENTAL

£15,000 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

TBC.

## 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/bromyardunit1](http://bulleys.co.uk/bromyardunit1)

## VIEWING

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

Details amended 02/2026