



Berkeley Business Park

WAREHOUSE TO LET

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

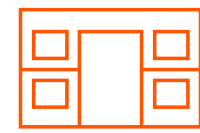
47,291 SQ FT
4,393.5 SQ M





DESCRIPTION

Modern industrial/warehouse unit located in an established business park within half a mile of J6 of the M5. The unit benefits from a private, secure yard with extensive parking and 6 level access doors and 7m apex height (6m clear internal height). The unit also benefits from fully fitted offices, significant welfare areas and mezzanine storage area. Nearby occupiers include: Worcester Bosch, Sainsburys, Yamazaki Mazak UK Ltd, Gtech, Southco, Eastbrook, Transmec, Mira Showers, and DHL.



6 LEVEL ACCESS DOORS



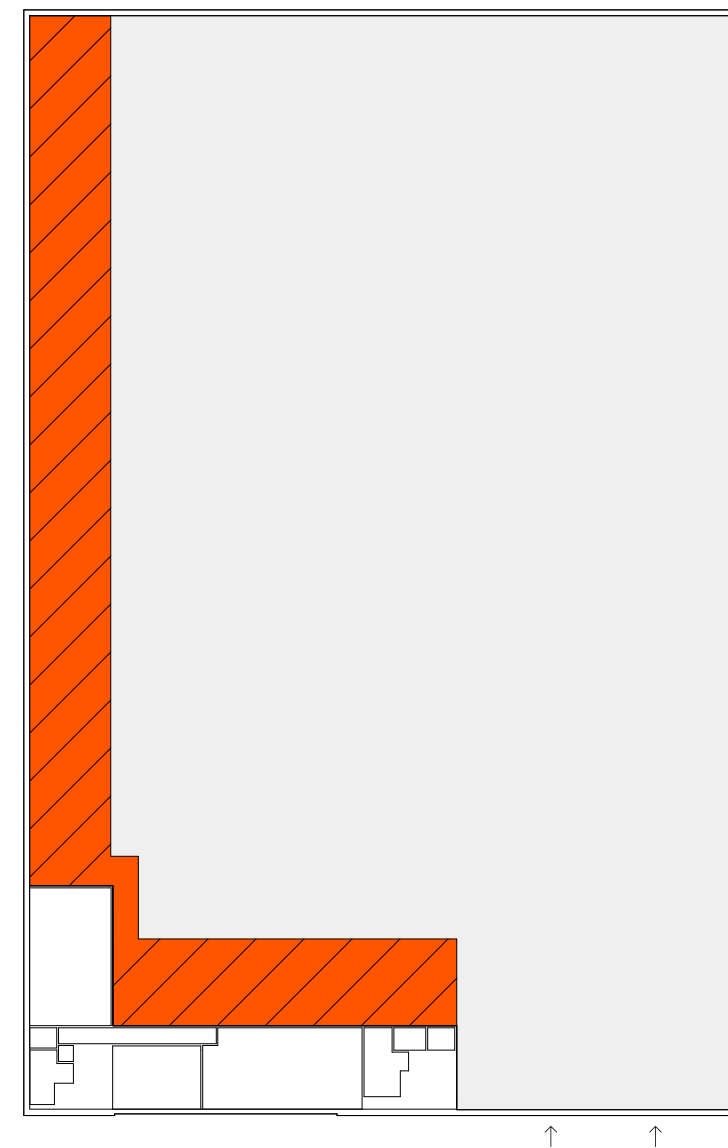
CLEAR INTERNAL HEIGHT OF 6M



DIRECT ACCESS TO M5 VIA JUNCTION 6



EXTENSIVE PARKING

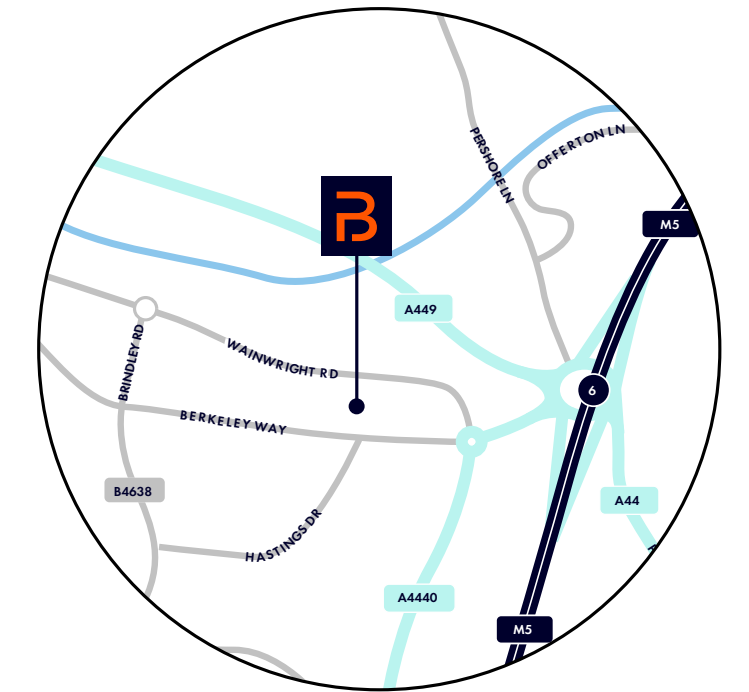


FLOOR	SQ FT	SQ M
GROUND FLOOR - OFFICE	2,760	256.4
GROUND FLOOR - WAREHOUSE	42,280	3,927.9
FIRST FLOOR	2,251	209.1
TOTAL	47,291	4,393.5
MEZZANINE	5,942	552

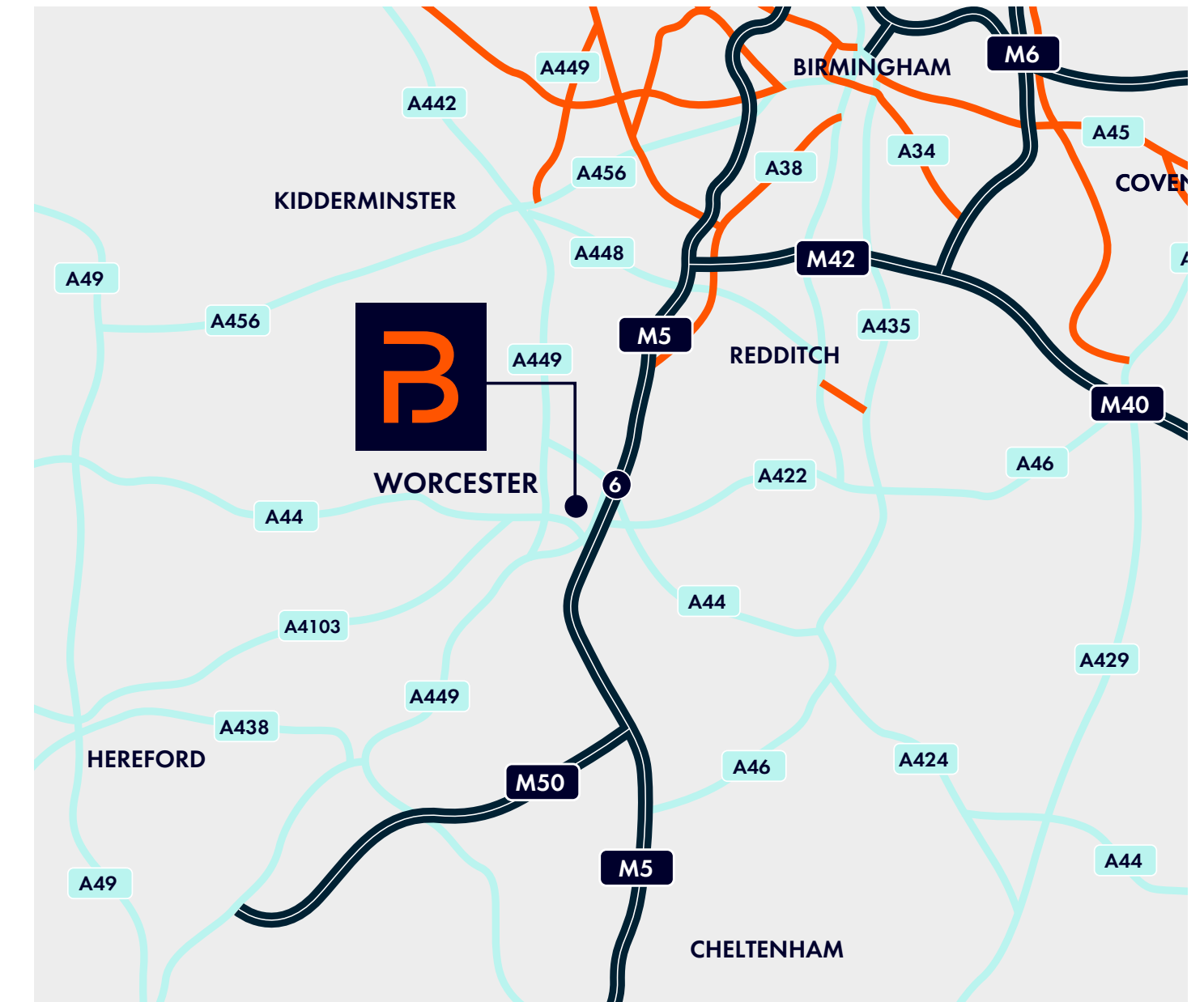
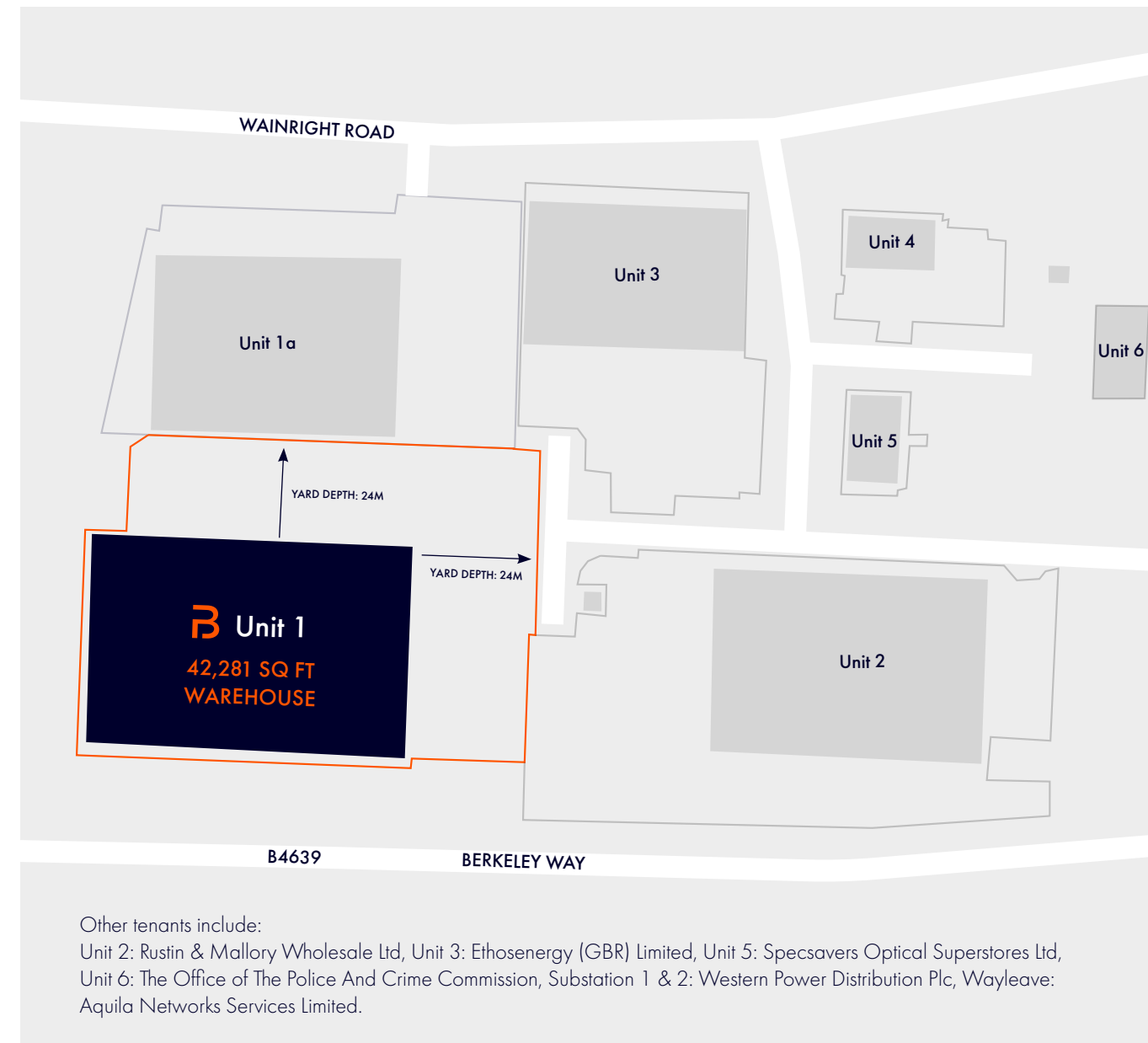
KEY
 □ = Warehouse
 □ = Office
 ■ = Mezzanine

LOCATION

Berkeley Business Park is an established business park within half a mile of J6 of 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 units 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

Unit 1 - £120,832 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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