



THE COMMERCIAL PROPERTY SPECIALISTS

**TO LET**

**INDUSTRIAL UNITS**

**1,442 - 2,204 sq ft  
(133.97-204.89 sq m)**



**UNITS 3C, 3D & 3E, NORTH WORKS, BROMYARD WORKS,  
BROMYARD ROAD, WORCESTER, WR2 5EG**



- ♦ 9m eaves.
- ♦ Roller shutter door access.

- ♦ Ideal starter units.

- ♦ 5 miles from Junction 7 of the M5 motorway.

**VIEW MORE AT [BULLEYS.CO.UK](http://BULLEYS.CO.UK)**

## LOCATION

Units 3C, 3D and 3E 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 3C, 3D and 3E North Works comprise of a terrace of newly refurbished industrial units of steel portal frame construction under a pitched roof. The units benefit from roller shutter door access and height to eaves of approximately 9m.

Additional yard areas are available on site.

## ACCOMMODATION

|                 | Sq ft | Sq m   |
|-----------------|-------|--------|
| <b>Unit 3C:</b> | 1,442 | 133.97 |
| <b>Unit 3D:</b> | 1,650 | 153.36 |
| <b>Unit 3E:</b> | 2,204 | 204.89 |

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

## VIEWING

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



Details prepared 06/26.