



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNIT

**3,140 sq ft
(291.72 sq m)**



**BAY 3, NORTH WORKS, BROMYARD WORKS,
BROMYARD ROAD, WORCESTER, WR2 5EG**



- ◆ Height to eaves of 9m.
- ◆ Ideal starter units.
- ◆ 5 miles from Junction 7 of the M5 motorway.
- ◆ Roller shutter door access.

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

LOCATION

Bay 3 is 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

Bay 3 is an end of terrace industrial unit, newly refurbished, comprising of steel portal frame construction under a pitched roof. The unit benefits from roller shutter door access and height to eaves of approximately 9m. Office accommodation can be installed upon request.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Unit 3	3,140	291.72

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

VIEWING

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

Details prepared 12/25