



PRELIMINARY DETAILS

TO LET

INDUSTRIAL/ WAREHOUSE

**UNITS 3 & 4 CRANHAM INDUSTRIAL ESTATE
SHIPSTON CLOSE
BLACKPOLE
WORCESTER
WR4 9XN**



6,125 - 13,253 sq. ft. (569.03 – 1,231.25 sq. m.)

Approx. Gross Internal Area

*** Recently refurbished**

*** Yard and parking**

*** Good access to Worcester City Centre and M5 Motorway**





Location:

Blackpole is conveniently located 1.5 miles from Junction 6 of the M5 and 2 miles north of Worcester City Centre.

Cranham Industrial Estate is one of the main commercial areas on the outskirts of Worcester, with Shipston Close being accessed via one of the main local arterial routes, Cotswold Way.

Description:

Units 3 and 4 are mid-terrace industrial/warehouse units of steel portal frame construction with a pitched roof incorporating roof lights, brick/block and clad elevations and a concrete floor.

Internally, the units benefit from LED lighting and an eaves height of approximately 6 metres. Each unit also has a roller shutter door, office, W.C and kitchen facilities.

Externally, car parking and yard areas are provided directly in-front of the units.

The units have recently been refurbished with works completed in April 2026.

Accommodation:

	Sq. m.	Sq. ft.
Unit 3	569.03	6,125
Unit 4	661.97	7,128
Approx. Total Gross Internal Area (GIA)	1,231	13,253

Business Rates:

Rateable Value (2026): £102,000

EPC Rating:

B (48)

Tenure:

The property is available by way of new full repairing and insuring lease for a term of years to be agreed.

Consideration may be taken to splitting the units.

Rental:

On application

Service Charge:

A service charge is levied for the maintenance and up-keep of common areas.

Further information is available upon request from agents.

Buildings Insurance:

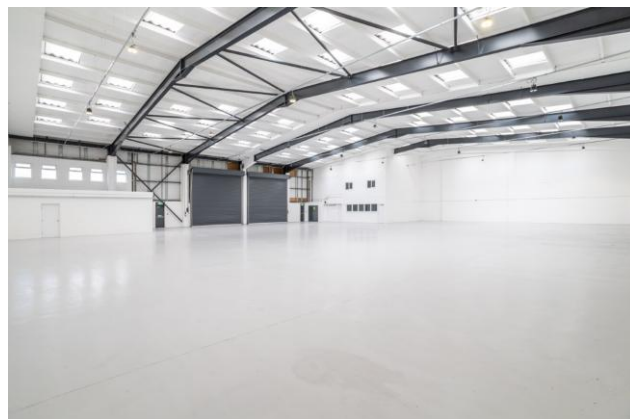
The Landlord will insure the building and re charge the Tenant accordingly.

Further information is available upon request from agents.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.





Legal Costs:

Each party to bear their own legal costs incurred in a transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Planning:

Interested parties are advised to make their own enquiries with the Local Planning Authority.

Anti-Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Viewing:

Strictly via sole agents:

**Harris Lamb
4 The Triangle
Wildwood Drive
Worcester
WR5 2QX**

Tel: 01905 22666

**Contact: Neil Slade
Tel: 07766 470 384
Email: Neil.slade@harrislamb.com**

**Contact: Sara Garratt
Tel: 07876 898 280
Email: Sara.garratt@harrislamb.com**

**Ref: G6041
Date: May 2026**

Subject To Contract



