



TO LET

WAREHOUSE / MANUFACTURING UNIT WITH YARD

Units 1 & 2, Crucible Business Park, Woodbury Lane, Norton, Worcester, WR5 2PU



35,287 sqft

(3,278.2 sqm) approx. GIA

EXCELLENT ACCESS TO J7 M5 and WORCESTER CITY CENTRE

MODERN WAREHOUSE WITH 8M TO EAVES

DOCK AND GROUND LEVEL ACCESS DOORS

1200 KVA POWER PROVISION AND 3t CRANAGE





LOCATION

Crucible Business Park is located on Woodbury Lane, Norton, just off the B4084 Pershore Road which provides direct access to Junction 7 of the M5 motorway, approximately 1 mile distant.

Worcestershire Parkway train station is located immediately to the east of Crucible Business Park, with access via a pedestrian footbridge on Woodbury Lane, at the entrance of the business park.

DESCRIPTION

Units 1 & 2 are of single span, steel portal frame construction with a separate loading bay located alongside the principal building. The units have a specification as follows:

- 8m to eaves
- Dock level access
- 2 level access doors
- 3 tonne craneage
- Self-contained yard
- 1,247 KVA power provision available

RENT / TENURE

The property is available insuring lease on terms to be agreed.

Quoting rental based on £230,000 per annum + VAT, being approximately £6.50 per sqft

BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £156,000

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	2,970.6	31,977
Loading Bay	307.6	3,310
Gross Internal Area	3,278.2	35,287

EPC

Rating B (37)



SERVICES

Mains services are connected, namely water and electricity. The site as a whole benefits from a large gas and electricity supply.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

VAT

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

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING:

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





VIEWING

Strictly via the joint agents:

HARRIS LAMB

Contact: Neil Slade
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Sara Garratt
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OR

FISHER GERMAN
Tel: 01905 728 444

Date: June 2025

SUBJECT TO CONTRACT



