

# AVAILABLE TO LET

5,067 SQ FT (470.85 SQ M)



SELF-CONTAINED  
TWO STOREY OFFICE BUILDING



LESS THAN 0.5 MILES  
TO J6 OF M5



ATTRACTIVE  
LANDSCAPED ENVIRONMENT



Woodgreen Drive  
(B4638)

Berkeley Way  
(B4639)

City Centre  
(2.5 miles)

**UNIT 5**

Wainwright  
Road

M5 J6  
0.5miles

[www.ipif.com/berkeley](http://www.ipif.com/berkeley)

HIGH SPECIFICATION OFFICES - TO BE REFURBISHED

**BERKELEY BUSINESS PARK**  
WAINWRIGHT ROAD, WORCESTER, WR4 9FA

**IPIF**



Indicative Internal



### 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 Birmingham City Centre, approximately 30 miles to the north.

### DESCRIPTION

Unit 5 Berkeley Business Park offers modern, centrally heated, office accommodation arranged over ground and first floor levels. The open plan offices are set around a central core providing separate male, female and disabled WC's. The building benefits from very generous car parking provision, with 30 allocated car parking spaces (1:169 sq ft).

### SPECIFICATION

- Self-contained two storey office building
- Established business park location
- Attractive landscaped environment
- 30 dedicated car parking spaces
- Direct access to J6, M5

### ACCOMMODATION

Available accommodation comprises of the following net internal areas:

UNIT 5	FT <sup>2</sup>	M <sup>2</sup>
GF Offices	2,535	235.48
FF Offices	2,533	235.37
<b>TOTAL</b>	<b>5,067</b>	<b>470.85</b>

### LEASE TERMS

The unit is available on a new full repairing and insuring lease.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

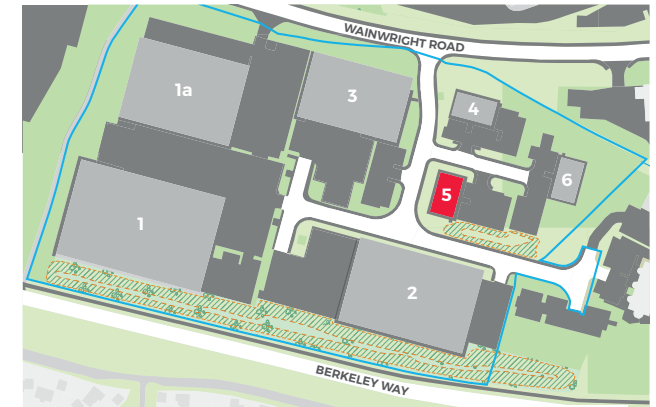
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWINGS** Strictly by prior arrangement with the agents.

On behalf of the landlord



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