

To Let

Brand New Industrial / Warehouse Units



Offerton Barns Business Centre, Worcester WR3 8SX

- Brand new industrial / warehouse units that are available to rent immediately as whole or part
- Sizes available from 3,166 sq ft (294.13 sq m) to 6,333 sq ft (588.35 sq m) GIA
- Fully insulated warehouse with the provision of WCs and further facilities upon request
- Situated adjacent to Junction 6 of the M5 motorway (journey time of less than three minutes)
- LED Lighting through with two electric roller shutter doors – offering a high specification



GJS | Dillon

The Commercial Property Consultants

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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Offerton Barns Business Centre, Offerton Lane, Worcester WR3 8SX

Location

Offerton Barns Business Centre is situated on the immediate outskirts of Worcester, less than one mile from Junction 6 of the M5 motorway – which equates to a journey time of less than three minutes. Being so close to this junction offers unparalleled access to Worcestershire and the national motorway network.

Also located around this motorway junction is Shire Business Park, Worcester Six Business Park and Blackpole Trading Estates; positioning the unit on the fringes of Worcester's commercial centre, whilst also affording accessibility to the wider area.

Description

The subject industrial / warehouse unit offers a newly built property that has been completed to a high standard. The building comprises a steel portal frame with part concrete block and part clad elevations, all situated under a pitched roof with roof lighting throughout.

Access to the unit is via two electric roller shutter doors (4m w x 5.1m h) and two pedestrian doors, both leading out to a loading / unloading bay. Further external space comprises a dedicated car parking area, which is currently being resurfaced.

Further specification points include a sealed concrete floor, LED lighting and brand new WC & kitchenette facilities, which are currently being installed.

The preference is to let the unit to one occupier, however it can be split into two, with facilities given to each.

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|--------------|-------------|-------------|
| Single Unit | 6,333 sq ft | 588.35 sq m |
| Smaller Unit | 3,166 sq ft | 294.13 sq m |

Tenue

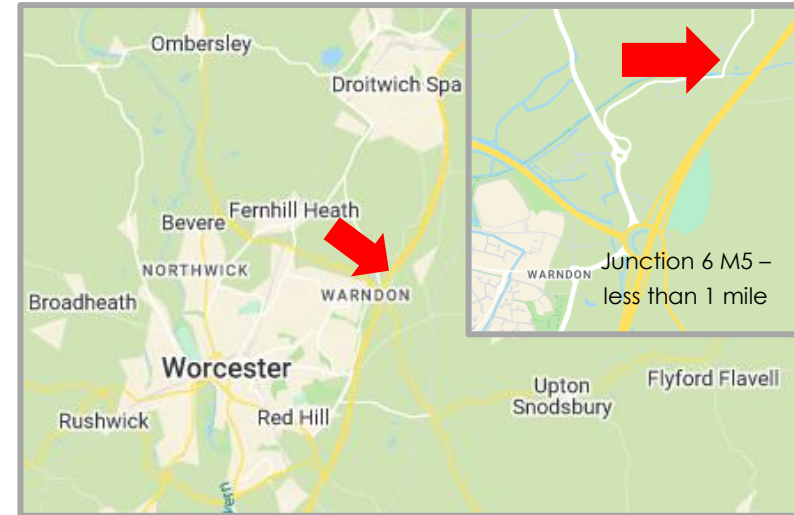
The property is available on a new business lease for a term of years to be agreed.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

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



Guide Rental

Smaller Units (Two x 3,166 sq ft units)

£33,000 per annum (£2,750 per calendar month)

Large Single Unit (One x 6,333 sq ft unit)

£51,000 per annum (£4,250 per calendar month)

Energy Performance Certificate (EPC)

To be assessed

Expected to be high given finished specification

Available to view immediately

Viewing and further information:
call 01905 67 61 69

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



MOST ACTIVE
DEALMAKERS
3 YEARS RUNNING