



RENT
£12,580
(per annum exclusive)



RATES PAYABLE
£4,041.90



EPC RATING
E



TO BE REFURBISHED



Unit 7, Northbrook Close

Gregory's Mill Street, Worcester, WR3 8BP

Leasehold | Light Industrial Unit with parking | 1,258 Sq Ft (117 Sq M)



TO LET



Location

The property is located on Northbrook Close, a popular light industrial estate to the north of Worcester city centre. The property is well located for access into Worcester city centre and also the M5 at Junction 6, which is approximately 6 miles distance.



Description

The property is a mid-terrace industrial unit of steel portal frame construction, with part metal cladding/brick elevations.

Internally the property comprises an open plan warehouse with concrete floor, WC facilities and small office.

Access to the unit is via the pedestrian door as well as the roller shutter on the front elevation, which allows access for loading and unloading into and out of the unit.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Unit 7	1,258	117



Amenities



Open Plan Space



Roller Shutter



Parking



Further information

Guide Rental

£12,580 per annum exclusive.

Tenure

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

Business Rates

Rateable Value £8,100

Rates Payable £4,041.90

2024/2025 Rates Payable 49.9p in the £.

The incoming tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more Information.

Services

We are advised that three phase electricity, water and drainage are connected to the property. A gas supply is available to the unit but it is currently not connected.

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.

Legal Costs

A contribution will be payable towards the landlord's legal costs of £500 plus VAT.

EPC

Energy Performance Rating E.

Service Charge

A service charge is payable in respect of the upkeep and running of the estate. Please ask the agent for more information.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

Insurance

The landlord insures the property and recovers the cost from the tenant.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is chargeable in respect of this transaction.

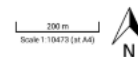
Viewing

By arrangement with the agent.

Unit 7, Northbrook Close, Worcester



Produced on Apr 15, 2024.
© Crown copyright and database right 2024 (licence number 100055532)



Approximate Travel Distances



Locations

- Worcester city centre - 1.5 miles
- Birmingham - 30.2 miles



Nearest Station

- Foregate Street - 1.4 miles



Nearest Airport

- Birmingham International - 36.5 miles



Viewings



Lauren Allcoat



01905 728 449



07738 981 480



lauren.allcoat@fishergerman.co.uk



Ellie Salmon



01905 728 446



07890 890 834



ellie.salmon@fishergerman.co.uk

fishergerman.co.uk



Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2024 Photographs dated April 2024.