

**fisher
german**

Unit 4

Buckholt Business Centre, Buckholt Drive
Worcester, WR4 9ND

Leasehold
Industrial/Warehouse

1,014 Sq Ft (94.17 Sq M)



To Let



Key information



Rent

On application



Rateable Value

£8,200



EPC Rating

E

Unit 4, Buckholt Business Centre

1,014 Sq Ft (94.18 Sq M)

Description

Unit 4 is one of 16 small light industrial units at Buckholt Business Centre, which forms a small courtyard of industrial units each having car parking spaces directly to the front and being accessed via a sliding door on the front elevation (3.6 m high x 3 m wide) in addition to pedestrian access.

The unit is of steel portal frame and brick construction surmounted by a mono pitched roof with min working height of 4m and max working height of 4.7m. Internally the unit is open plan with WC, tea point and small office of 4m x 3.3m.

Location

Buckholt Business Centre is situated on Buckholt Drive, off the B4639 Cotswold Way, being an established trading location approximately 2 miles west of Junction 6 of the M5 and approximately 3 miles north of Worcester city centre.

Accommodation

Description	Sq Ft	Sq M
Unit 4	1,014	94.17

Locations

Worcester city centre: 2.7 miles

J6 M5: 1.6 miles

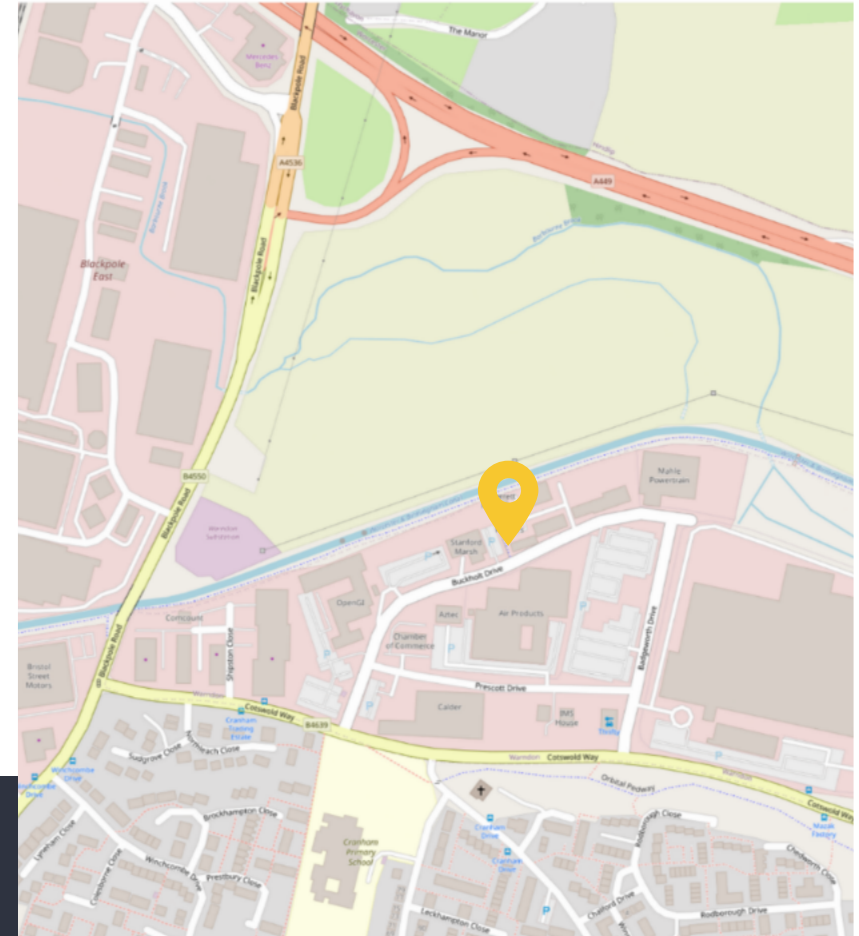
Birmingham: 27.6 miles

Nearest station

Foregate Street: 2.8 miles

Nearest airport

Birmingham International: 32.8 miles



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Further information

Guide Rent

On application.

Tenure

The property is available by way of an assignment of the existing lease dated 11th December 2023 for a term of 5 years expiring 10th December 2028. A new lease may also be available direct with the landlord.

Business Rates

Rateable Value £8,200
2025/2026 rates payable 49.9p in the £.

Services

We understand that all mains' services are connected to the building.

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.

EPC

The EPC rating is E.

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

Anti Money Laundering

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

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

Fixtures & Fittings

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

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with Fisher German or our joint agents Aitchison Raffety.



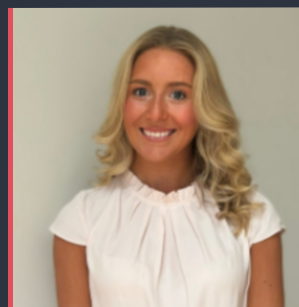
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Particulars dated July 2025. Photographs dated July 2025.



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