



**RENT**

**£145,000**

(per annum exclusive)



**Navigation Road**

**Diglis, Worcester, WR5 3EF**

Leasehold | Industrial/Warehouse Unit | 21,870 Sq Ft (2,032 Sq M)



**TO LET**



## Location

The property is located on the popular Diglis Trading Estate in Worcester. Junction 7 of the M5 is readily accessible via the A44 London Road or A38 Bath Road.

## Description

The property was formerly occupied by Jewsons builders merchants. It comprises an original 1970s double bay unit which has been extended at the front to provide offices and a trade counter.

It benefits from several roller shutter doors and a large secure fenced yard to the side and rear of the building.

There is an additional parking area to the front.

## Accommodation

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

Unit	Sq Ft	Sq M
Unit 17	21,870	2,032

## Amenities



Secure Yard



Parking



Level Access Doors



Open Storage





## Further information

### Lease Terms

The property is available to let on a new lease on terms to be agreed.

### Rent

£145,000 per annum exclusive.

### Tenure

Leasehold.

### Business Rates

Rateable Value: £98,500.

2024/2025 rates payable 49.9p in the £.

### Services

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

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

### EPC

The EPC rating is E-112.

### Fixtures & Fittings

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

### Anti Money Laundering

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

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

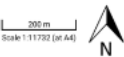
Strictly by prior arrangement with the sole agents.



# Navigation Road, Worcester



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## Approximate Travel Distances



### Locations

- Worcester - 1.5 miles
- M5 - 2 miles



### Nearest Station

- Worcester Foregate - 1.4 miles



### Nearest Airport

- Birmingham International - 37.9 miles



## Viewings



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Particulars dated July 2024. Photographs dated July 2024.

