

EPC RATING
B 44



Unit 5, Sterling Business Centre

Drury Lane, Martin Hussingtree, Worcester, WR3 8TD

Freehold | Unit with yard on site of 0.27 acres | 1,034 Sq Ft (96 Sq M)



FOR SALE

Location

Sterling Business Centre is located in Martin Hussingtree, between Worcester and Droitwich.

It is located a short distance off the main A38 at the junction with Pershore Lane (A4538) which provides direct access to J6 of the M5 motorway.

Description

The building comprises a steel portal framed unit constructed in 2022. Internally the building comprises a warehouse area accessed via a roller shutter door (3.75 m height) together with an office, kitchen and WC. A useful mezzanine area is situated above the office and kitchen area.

Eaves height is 4.6 m.

Externally, the building benefits from a large yard, secured by palisade fencing and double gates.

The total site extends to 0.27 acres.

Accommodation

The unit provides the following accommodation, measured on a Gross Internal basis.

Description	Sq Ft	Sq M
Ground Floor	827	76.8
Mezzanine	207	19.2
Total	1,034	96
Site Area	0.27 acres	

Amenities



Secure Yard



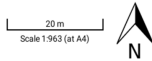
Roller Shutter Door



Motorway Access



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Further information

Tenure

Freehold. Vacant possession on completion.

Price

£450,000.

Services

We are advised that mains water, drainage and 3 phase electricity are connected to the unit.

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 B 44.

Fixtures & Fittings

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

Anti Money Laundering

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

VAT

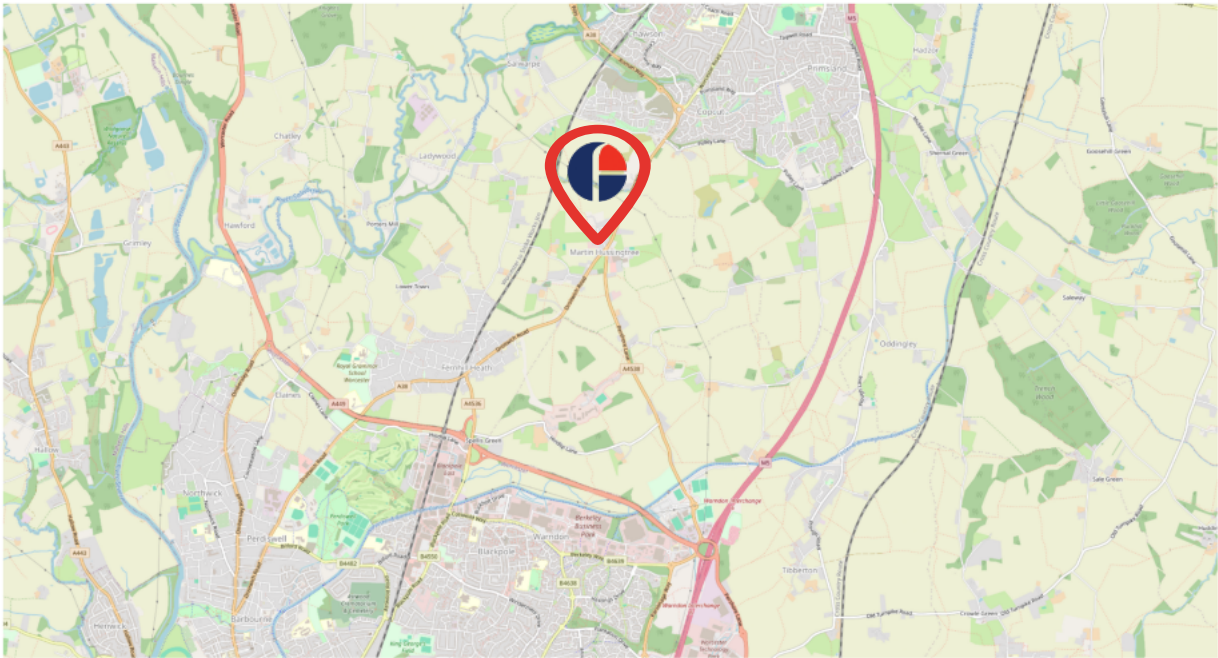
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

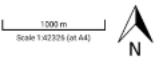
Strictly by prior arrangement with the sole agents.



Unit 5, Sterling Business Centre, Worcester



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Approximate Travel Distances



Locations

- Worcester - 4.3 miles
- Junction 6 M5 - 2.1 miles
- Birmingham - 27.9 miles



Nearest Station

- Worcester Shrub Hill - 4.3 miles



Nearest Airport

- Birmingham International - 34.1 miles



Viewings



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Particulars dated April 2024. Photographs dated April 2024.

