

UK, WORCESTER

# WORCESTER 163

NEW LOGISTICS / INDUSTRIAL UNIT  
163,170 SQ FT (15,159 SQ M)

AVAILABLE NOW

SAT NAV: WR4 0AD

LOGICOR 



LOGICOR.EU

# WORCESTER 163

Fronting J6 of the M5, Worcester 163 benefits from direct access to the motorway network and is only two and a half miles north east of Worcester city centre.



## DEMOGRAPHICS

Within a 60 minute drive time of Worcester 163:



**69% of the population are economically active**



**2.8% of economically active population are unemployed, compared to national average of 2.4%**



**50% of households are employed in skilled, semi-skilled or unskilled manual work, 3% higher than the national average**



**Gross Weekly Pay is 7.62% lower than the national average**

Worcester 163 provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location.

## STRATEGICALLY LOCATED IN WORCESTER



### ACCOMMODATION

Area (Approx GIA)	sq ft	sq m
Warehouse/Production	155,334	14,431
Office	7,836	728
<b>Total</b>	<b>163,170</b>	<b>15,159</b>



### SPECIFICATION



12m clear  
haunch height



15 dock level  
loading doors



2 ground level  
loading doors



50m max  
yard depth



50kN/m<sup>2</sup> floor  
loading



EPC A



Fully fitted offices



114 car parking  
spaces



37 HGV parking  
spaces



BREEAM  
"Very Good"

# PRIME LOGISTICS LOCATION

Worcester 163 is strategically located adjacent to J6 M5 providing excellent access to the wider national motorway network.

**J6 M5** : 0.5 MILES, 3 MINS  
**M42 J1** : 11 MILES, 13 MINS  
**M40 J16** : 24 MILES, 23 MINS  
**M6 J8** : 30 MILES, 37 MINS

CLOSE PROXIMITY TO **BIRMINGHAM CITY CENTRE**, ONLY **25 MILES, 35 MINS**

DRIVE TIME TO **BIRMINGHAM AIRPORT** IS **32 MILES, 34 MINS**

**BRISTOL PORT** IS LOCATED WITHIN **64.3 MILES**

**35 MILLION PEOPLE** ARE WITHIN A **2 HOUR HGV DRIVE TIME**



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