

**fisher  
german**

# Units 1 & 2

Crucible Business Park

Woodbury Lane, Norton, Worcester, WR5 2BA

Leasehold  
Industrial/Warehouse Unit

35,287 Sq Ft (3,278.1 Sq M)



**To Let** | £230,000 pa





## Key information



### Rent

£230,00 per annum



### Rateable Value

£156,000



### EPC Rating

B

## Units 1 & 2, Crucible Business Park

35,287 Sq Ft (3,278.1 Sq M)

### Description

Units 1 & 2 are of single span, steel portal frame construction with a separate loading bay located alongside the principal building.

The units have a specification as follows:

- 8m to eaves.
- Dock level access.
- 2 level access doors.
- 3 tonne crane.
- Self contained yard.
- 1250 KVA electricity supply.

### Amenities



Secure Self  
Contained  
Yard



8m to  
Eaves



Parking

## Location

Crucible Business Park is located on Woodbury Lane, Norton, just off the B4084 Pershore Road which provides direct access to Junction 7 of the M5 motorway, approximately 1 mile distant.

Worcestershire Parkway train station is located immediately to the east of Crucible Business Park, with access via a pedestrian footbridge on Woodbury Lane, at the entrance of the business park.

## Accommodation

| Description               | Sq.ft         | Sq.m           |
|---------------------------|---------------|----------------|
| Industrial/Warehouse Unit | 31,977        | 2,970.6        |
| Loading Bay               | 3,310         | 307.6          |
| <b>Total</b>              | <b>35,287</b> | <b>3,278.1</b> |

### Locations

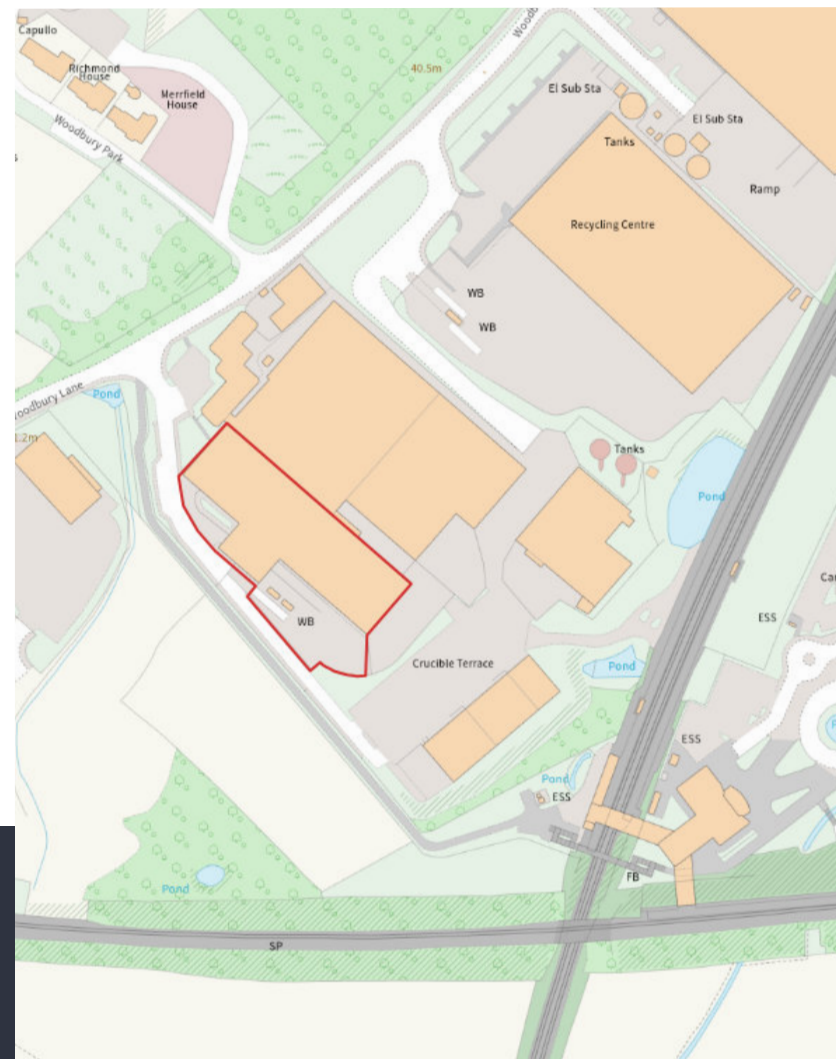
Worcester: 5.7 miles  
M5 Junction 7: 1.3 miles

### Nearest stations

Worcestershire Parkway: 0.6 miles

### Nearest airport

Birmingham International: 35.5 miles



## Further information

### Guide Rent

£230,000 per annum exclusive of VAT.

### Tenure

The property is available to let on a new FRI lease.

### Business Rates

Current Rateable Value (1st April 2023 to Present):  
£156,000.

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

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

### Fixtures & Fittings

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

### Services

Mains services are connected, namely water and electricity. The site as a whole benefits from a large gas and electricity supply.

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 B.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### 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

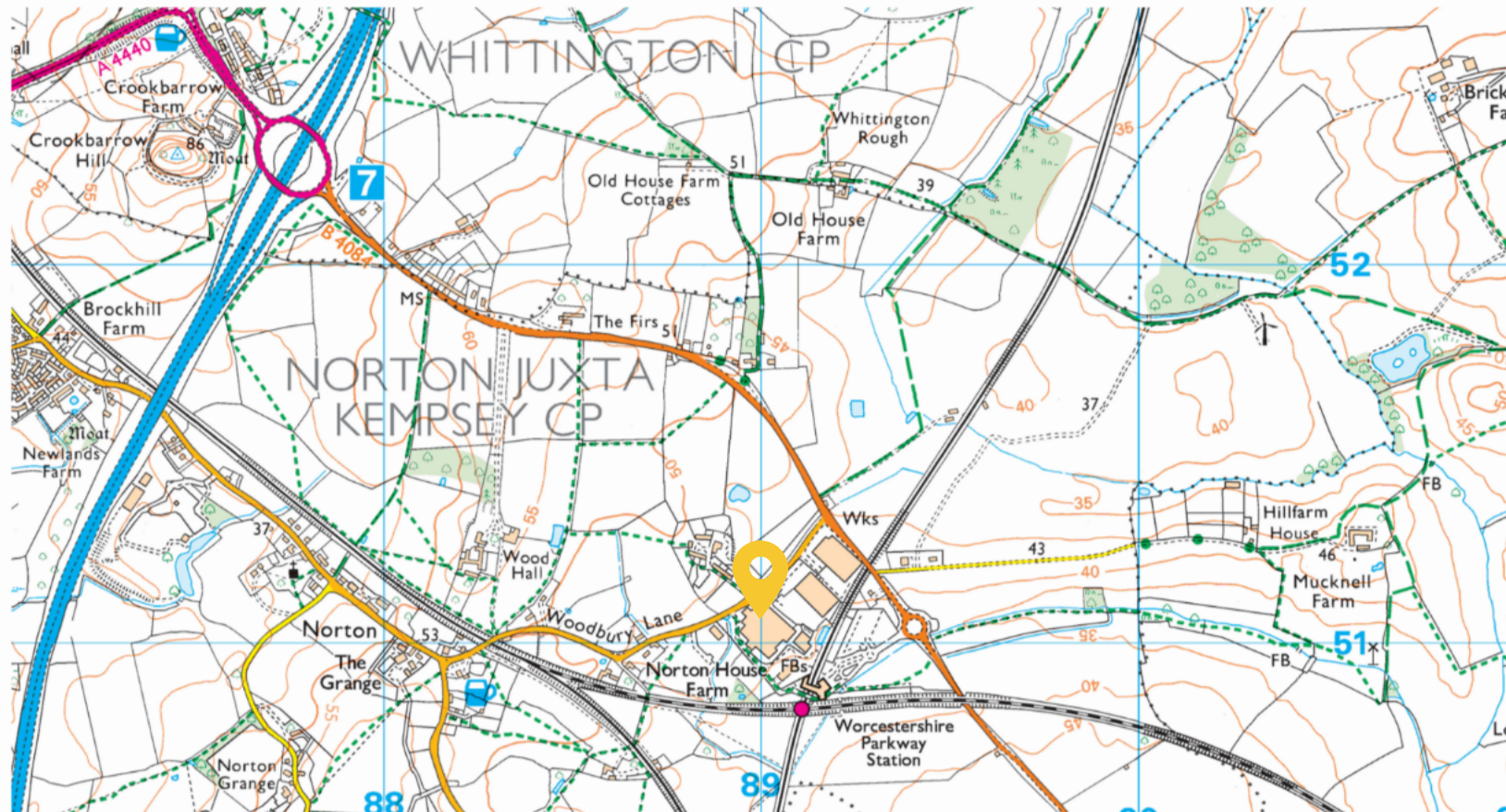
Strictly by prior arrangement with the agents.



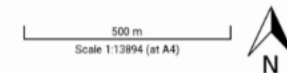








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Particulars dated June 2025. Photographs dated June 2025.



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