

**fisher
german**

Unit 5

Buckholt Business Centre
Buckholt Drive, Worcester, WR4 9ND

Leasehold
Industrial/Warehouse Unit

750 Sq Ft (69.68 Sq M)



To Let | £9,000 + VAT



Key information



Rent

£9,000 pa + VAT



Rateable Value

£6,100



EPC Rating

TBC

Unit 5, Buckholt Business Centre

750 Sq Ft (69.68 Sq M)

Description

Unit 5 comprises a small light industrial unit which forms a small courtyard of industrial units each having car parking spaces directly to the front. The property comprises a newly refurbished open plan unit including a pedestrian access door and a concertina sliding door to the front.

The unit is of steel portal frame and brick construction, surmounted by a mono pitched roof.

Amenities



24/7
Access



Parking



J6 of M5

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

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

Description	Sq.ft	Sq.m
Unit 5	750	69.68

Locations

Worcester city centre: 2.7 miles

Junction 6 of M5: 1.6 miles

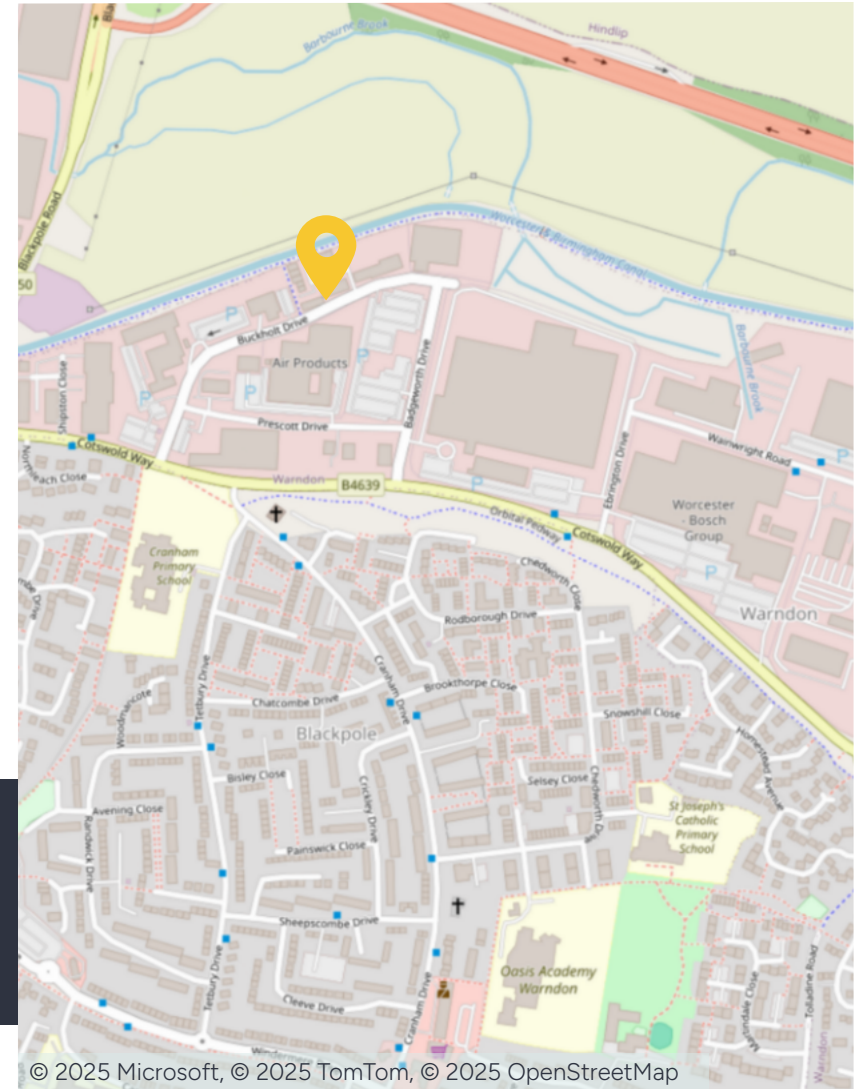
Birmingham: 27.6 miles

Nearest station

Foregate Street: 2.8 miles

Nearest airport

Birmingham International: 32.8 miles



Further information

Guide Rent

£9,000 per annum exclusive of VAT.
Rent inclusive of service charge and insurance.

Tenure

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rateable Value: £6,100
2025/2026 Rates Payable £49.9p.

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

Legal Costs

A contribution will be payable towards the landlord's legal costs of £500 plus VAT.

EPC

The EPC rating TBC.

Services

We understand that mains services are connected to the building including electric, water and mains drainage.

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.

Service Charge

Costs included in the quoting rent.

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.

References/Deposit

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

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

VAT

VAT is not chargeable in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Disclosure

Please note that some members of Fisher German LLP have an interest in this property.

Unit 5, Buckholt Business Centre

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated May 2025.



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