

**fisher
german**

Unit 10F, Shrub Hill Industrial Estate

Worcester, WR4 9EL

Leasehold
Office/Storage Building

843 Sq Ft (78.3 Sq M)



To Let | £8.50 per sq ft



Key information



Rent

£8.50 per sq ft



Rateable Value

£5,300



EPC Rating

D

Unit 10F, Shrub Hill Industrial Estate

843 Sq Ft (78.3 Sq M)

Description

The property comprises an office/storage building arranged over a ground and mezzanine floor. The property includes a suspended ceiling, LED lighting, kitchen and WC facilities.

Amenities



24/7 Access



Kitchen



Parking



M5 J6 & J7



Shrub Hill Station

Location

Shrub Hill Industrial Estate is well established industrial estate, situated a quarter of a mile from Worcester city centre, adjacent to Shrub Hill railway station, and approximately 3 miles from Junctions 7 and 6 of the M5 motorway.

Accommodation

Description	Sq Ft	Sq M
Unit 10F, Shrub Hill Industrial Estate	843	78.3

Locations

Worcester: 0.72 miles

M5 J6: 3.5 miles

M5 J7: 3.2 miles

Nearest station

Shrub Hill: Immediately adjacent

Nearest airport

Birmingham International: 32 miles



Further information

Tenure

Leasehold.

Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £8.50 per sq ft per annum.

Business Rates

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

Rateable Value £5,300

2025/2026 Rates Payable 0.499p 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

A contribution will be payable towards the landlord's legal costs.

Service Charge

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

Insurance

The landlord will insure the building and recover the cost from the tenant.

Fixtures & Fittings

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

EPC

The EPC rating is D.

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.

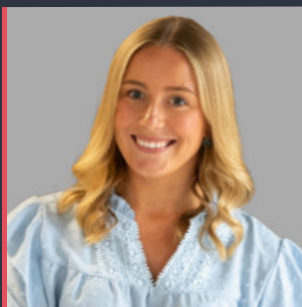
Location

What3words: ///cars.healers.value

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated December 2025. Photographs dated November 2025.



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