

**fisher
german**

Unit J2a, Blackpole East

Blackpole Road
Worcester WR3 8SG

Leasehold |
Industrial / Warehouse

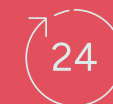
3,330 Sq.ft (309.36 Sq.m)



To Let | £24,975 per annum



Amenities



24/7 Access



Pedestrian
Access



Kitchen



Car Parking



Refurbished



Loading Door

Unit J2a, Blackpole East

3,330 Sq.ft (309.36 Sq.m)

Description

The property comprises a mid-terraced industrial warehouse of traditional brick construction, surmounted by a barrel, steel truss roof. Internally, the property comprises an open-plan warehouse including LED lighting, a roller shutter door (2.91m W x 3.67m H), minimum working height of 5.05m, translucent roof panels, and a concrete floor. In addition, the property includes office accommodation including carpeted flooring, LED lighting, staff welfare facilities, and electric heating. Externally, there is loading to the rear of the unit and two allocated car parking spaces to the front.

Location

The property is situated on Blackpole East Trading Estate, approximately 2.5 miles west of Junction 6 of the M5 Motorway and approximately 3 miles from Worcester City Centre.

Accommodation

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

Unit	Sq.ft	Sq.m
Unit J2a	3,330	309.36
TOTAL	3,330	309.36



Further information

Tenure

The property is available by way of a full repairing and insuring lease on terms to be negotiated.

Guide Rent

£24,975 per annum exclusive of VAT.

Business Rates

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

Rateable Value £16,250

Rates Payable £8,108.75

2025/2026 Rates Payable 49.9p 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 of £750 + VAT will be payable towards the landlord's legal costs.

EPC

The EPC rating is E.

Service Charge

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

VAT

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

Fixtures & Fittings

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

Insurance

The landlord insures the property and recovers the cost from the tenant.

Anti Money Laundering

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

Viewings

By prior arrangement with the sole agents.



Location Map



Location

Address: Unit J2a, Blackpole East,
Blackpole Road, Worcester, WR3 8SG
What3words: ///fear.beans.jukebox

Nearby Locations

M5 Motorway: 2.5 miles
Worcester City Centre: 3 miles
Birmingham: 2.6 miles

Nearest Station

Worcester Shrub Hill: 2.4 miles
Worcester Foregate Street: 2.6 miles

Nearest Airport

Birmingham Airport: 32.9 miles

Contact us

Viewings by appointment only.

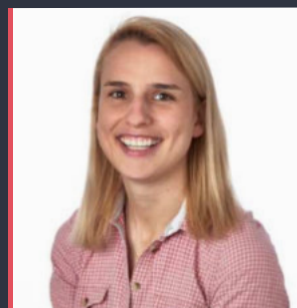
To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated September 2025.



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