

# Unit 4, The Steel Centre

Wainwright Road, Worcester, WR4 9FA

Leasehold  
Industrial/Warehouse Unit

14,893 Sq Ft (1,385 Sq M)



**To Let** | £112,200 pa





## Amenities



Roller Shutter  
Access



Eaves  
7m



Allocated  
Parking

## Unit 4, The Steel Centre

14,893 Sq Ft (1,385 Sq M)

### Description

Unit 4, is an end terrace steel portal framed building, originally developed as a transport depot in the late 1980s.

- Electric roller shutter door.
- Loading canopy.

- 7m to eaves.
- LED lighting.
- Allocated parking.

The racking currently situated in the unit could remain in situ if required.

The Steel Centre is a multi let estate which benefits from 24/7 access and is monitored by CCTV.

## Location

The Steel Centre is prominently located on Wainwright Road, on the established Shire Business Park, close to its junction with Brindley Road. It is in close proximity to Junction 6 of the M5 motorway. The location therefore offers excellent access to the national motorway network.

## Accommodation

Description	Sq Ft	Sq M
Unit 4	14,893	1,385

Note: There is an additional area located at the front of the unit extending to 1,278 sq ft (118 sq m), which could be made available if required.

### Locations

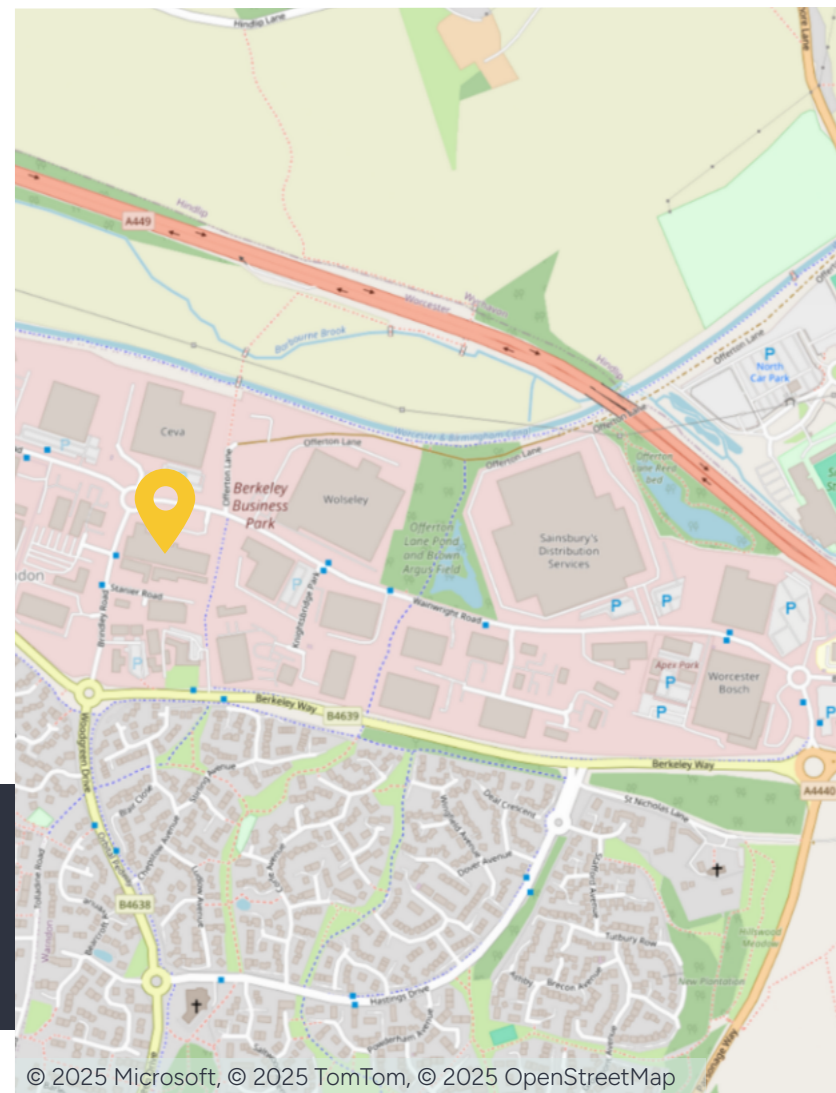
Worcester: 3 miles  
Birmingham: 27 miles  
Bristol: 63 miles

### Nearest station

Worcester Shrub Hill: 3 miles

### Nearest airport

Birmingham International: 33 miles



## Further information

### Lease Terms

The property is available to let on a new lease at a rental of £112,200 per annum exclusive of VAT.

### Business Rates

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

Rateable Value: £82,000

### Repairs

The tenant will be responsible for maintaining the interior of the building, together with the roller shutter door.

### Service Charge

An estate service charge is levied by the landlord to cover the costs incurred in providing security, maintenance of the loading areas/car park and water.

### EPC

The EPC rating is C-57.

### Insurance

The landlord insures the entire estate and recovers the cost from the tenants on a proportionate basis.

### 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.

### 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 joint agents Fisher German or GJS Dillon.





## Contact us



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**Particulars dated September 2025. Photographs dated February 2025.**



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