

**fisher
german**

Unit 11, Great Western Business Park

McKenzie Way, Worcester, WR4 9GN

Leasehold
Industrial/Warehouse/Trade Counter Unit

8,533 Sq Ft (793 Sq M)



To Let | £110,929 + VAT



Key information



Rent

Unit 11: £110,929 pax



Rateable Value

Unit 11: £67,000



EPC Rating

Unit 11: D

Great Western Business Park

8,533 Sq Ft (793 Sq M)

Description

Great Western Business Park is a 23 acre park which benefits from a prime location with excellent connectivity.

It is approximately 3 miles distant from Junctions 6 & 7 of the M5 and a short walk from both Shrub Hill train station and Worcester city centre.

The buildings are constructed to a high specification, including:

- Clear span portal frame.
- Excellent natural light.
- 6m to eaves.
- 37 kn/m2 floor loading.
- Electrically operated roller shutter door.
- Designated parking.
- 24 hour CCTV monitoring.
- Managed Estate.

Great Western Business Park is home to a number of household names including Travis Perkins, Euro Car Parts, Toolstation, Plumbase, GFS Car Parts, Storage King, Crown Decorating Centre and Bell Plumbing Supplies.

Location

Great Western Business Park is situated off Tolladine Road (B4637) within half a mile of Worcester city centre and 3 miles from Junction 6 and 7 of the M5, and a short walk from Shrub Hill train station.

Accommodation

Description	Sq Ft	Sq M
Unit 11	8,533	793

Locations

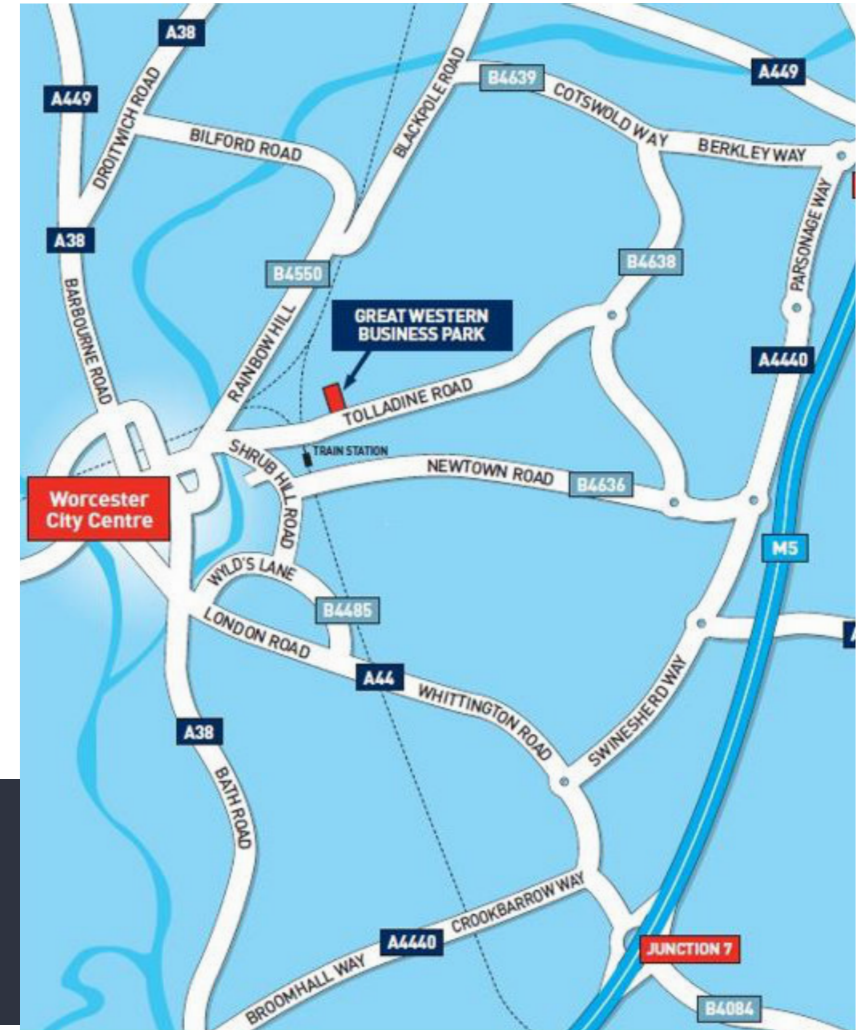
J7 M5: 2.8 miles
J6 M5: 3.0 miles
Birmingham: 37.9 miles

Nearest station

Worcester Foregate Street: 1.2 miles
Worcester Shrub Hill: 0.7 miles

Nearest airport

Birmingham International: 34.3 miles



Further information

Rent

Unit 11: £110,929 per annum exclusive of VAT.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Unit 11: Rateable Value £67,000
2026/2027 standard multiplier 48.0p.

Planning

The buildings have consent for B1, B2 and B8 Uses.

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 lettings.

Services

We understand that mains services are available to the property namely mains water, electricity, gas, 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.

EPC

Unit 11: EPC rating is D.

Service Charge

A service charge is levied upon occupiers to recover the cost of management and upkeep of the estate.

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.



Great Western Business Park - Worcester



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Richard Tomlinson

07967 195 147

richard.tomlinson@fishergerman.co.uk



Sophie Newton

07977 465 882

sophie.newton@fishergerman.co.uk

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Particulars dated July 2026. Photographs dated July 2026.



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