

**fisher
german**

Unit 10AB, Shrub Hill Industrial Estate

Worcester, WR4 9EL

Leasehold
Industrial/Warehouse Unit

3,000 Sq Ft (278.71 Sq M)



For Let | £21,000 pa



Key information



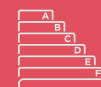
Rent

£21,000 per annum



Rateable Value

£14,000



EPC Rating

D

Unit 10AB, Shrub Hill Industrial Estate

3,000 Sq Ft (278.71 Sq M)

Description

The property comprises a mid-terrace industrial unit of traditional brick construction, including brick elevations, surmounted by a pitched, tile roof. The unit is configured to include a ground floor warehouse, including a roller shutter door and loading apron to the front elevation. There is also parking available to the front of the unit.

Amenities



24/7 Access



M5 J6 & J7



Parking

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 10AB, Shrub Hill Industrial Estate	3,000	278.71

Locations

Worcester: 0.75 miles

M5 J6: 3.5 miles

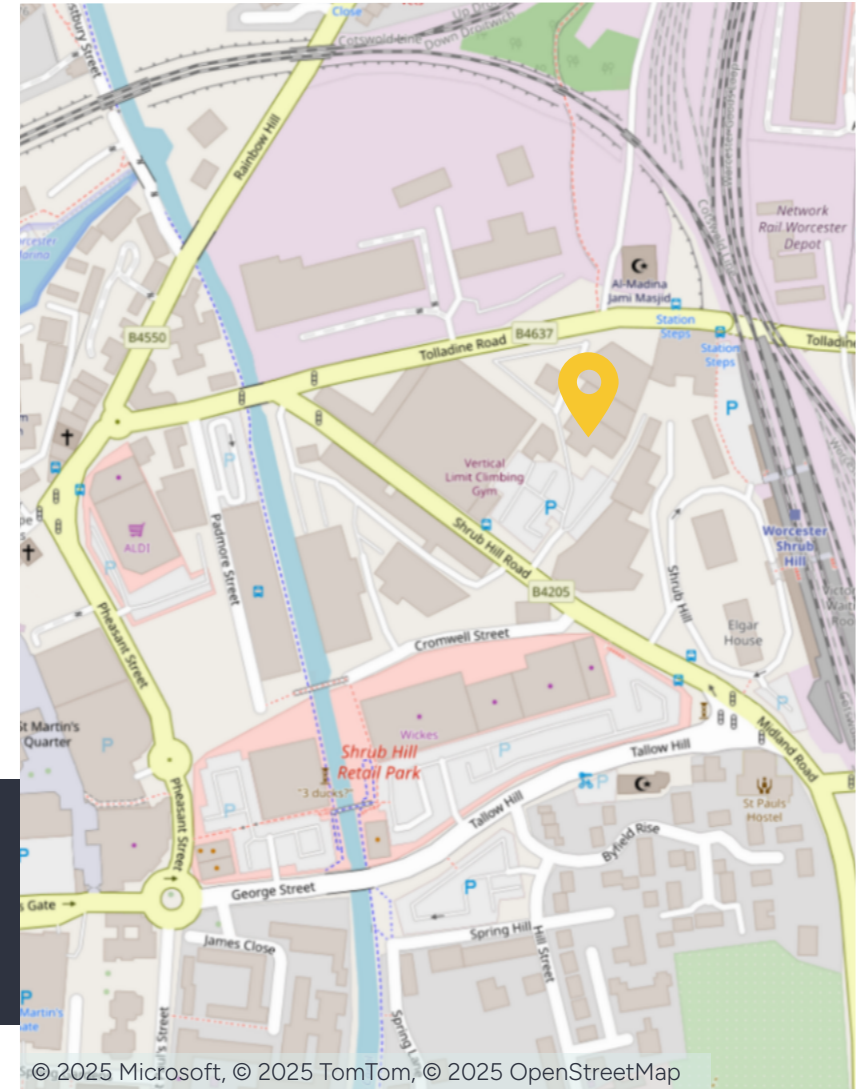
M5 J7: 3.2 miles

Nearest station

Worcester Shrub Hill: immediately adjacent

Nearest airport

Birmingham International: 3.2 miles



Further information

Guide Rent

£21,000 per annum exclusive of VAT.

Tenure

The property is available by way of a new lease with terms to be agreed.

Business Rates

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

Rateable Value £14,000

2025/2026 rates payable 49.9p in the £.

Services

Mains gas, water, electricity and drainage are all available on site.

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

The tenant will pay an estate service charge relating to the maintenance of the common parts.

EPC

The EPC rating is D.

Legal Costs

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

Insurance

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

References/Deposit

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

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

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.

VAT

VAT is chargeable in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated July 2025.



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