

**fisher
german**

9-11 Carden Street

Worcester, WR1 2AT

Freehold
Industrial/Warehouse Unit

5,856 Sq ft (544 Sq m)





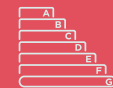
Key information



Price
£425,000



Business Rates
£26,250 per annum



EPC Rating
E

9-11 Carden Street

5,856 Sq Ft (544 Sq M)

Background

The property comprises a mid-terraced warehouse premises, including two storey offices to the front and a range of workshop and classrooms. The building has extensive frontage to Carden Street and benefits from a double loading door onto the road.

Amenities



Roller
Shutter



Kitchen



City
Centre



Offices

Location

The property is located on Carden Street, just off City Walls Road in Worcester City Centre. Carden Street is home to a range of occupiers including Kwik Fit, City Electrical Factors, 8D Closures, Magnet Kitchens and 5 Star Windows.

Accommodation

The accommodation has been measured on a Gross Internal Area basis.

The approximate area comprises:

Description	Sq Ft	Sq M
Warehouse/Offices	5,856	544

Locations

Worcester City Centre: 0.1 mile

Tewkesbury: 16 miles

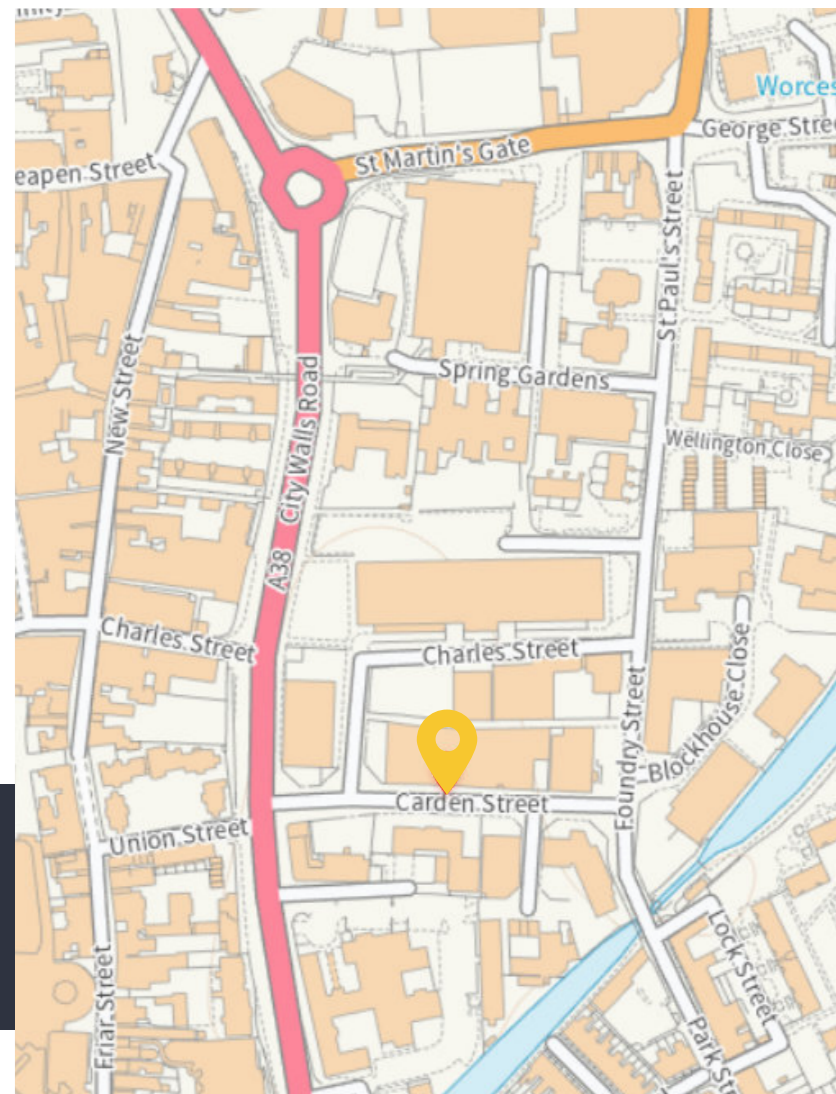
Birmingham: 40 miles

Nearest Station

Worcester Shrub Hill: 0.7 miles

Nearest Airport

Birmingham International: 38 miles



Further information

Asking Price

£425,000

Tenure

Freehold.

Business Rates

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

EPC

The EPC rating is E.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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 purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is not elected for VAT.

Viewings

Strictly by prior arrangement with the sole agents.

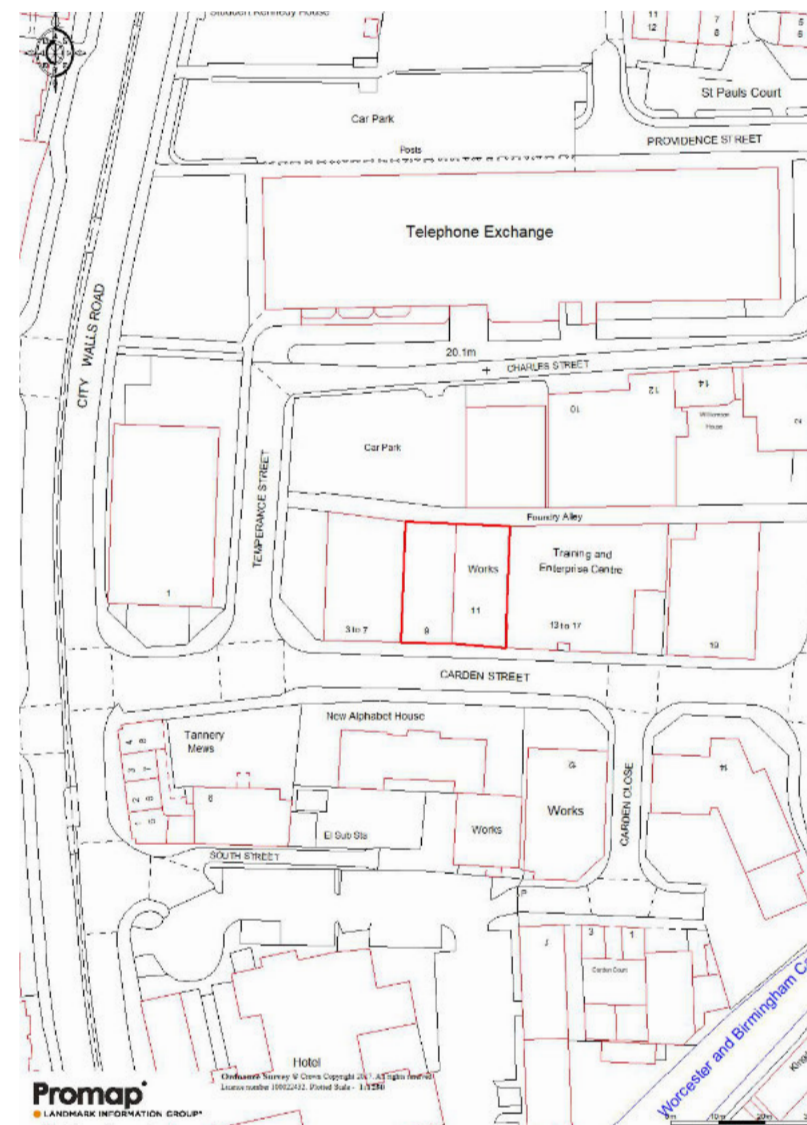
Titles

The property is held as two separate titles:

9 Carden Street– HW129553

11 Carden Street – HW155252

Title Plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated June 2025.



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