



Berkeley Business Park

WAREHOUSE TO LET

UNIT 1A, BERKELEY BUSINESS PARK,
WAINWRIGHT RD, WORCESTER, WR4 9FA

32,019 SQ FT
2,974.7 SQ M





DESCRIPTION

A modern industrial/warehouse unit located in an established business park within half a mile of J6 and the M5. The unit has recently been refurbished and offers fully fitted offices on both the ground and first floor. It benefits from a private, secure yard with extensive parking and 2 level access doors and 7m apex height (6m clear internal height). Nearby occupiers include: Worcester Bosch, Sainsburys, Yamazaki Mazak UK Ltd, Gtech, Southco, Eastbrook, Transmec, Mira Showers, and DHL.



2 LEVEL ACCESS DOORS



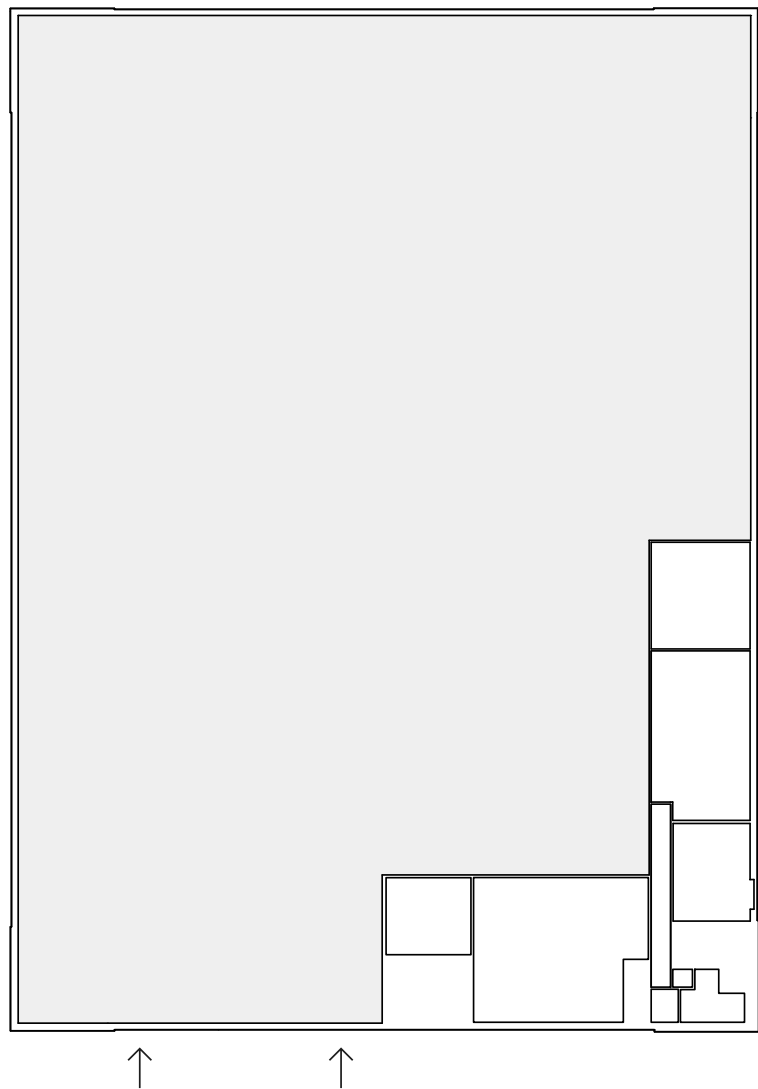
CLEAR INTERNAL HEIGHT OF 6M



DIRECT ACCESS TO M5 VIA JUNCTION 6



EXTENSIVE PARKING



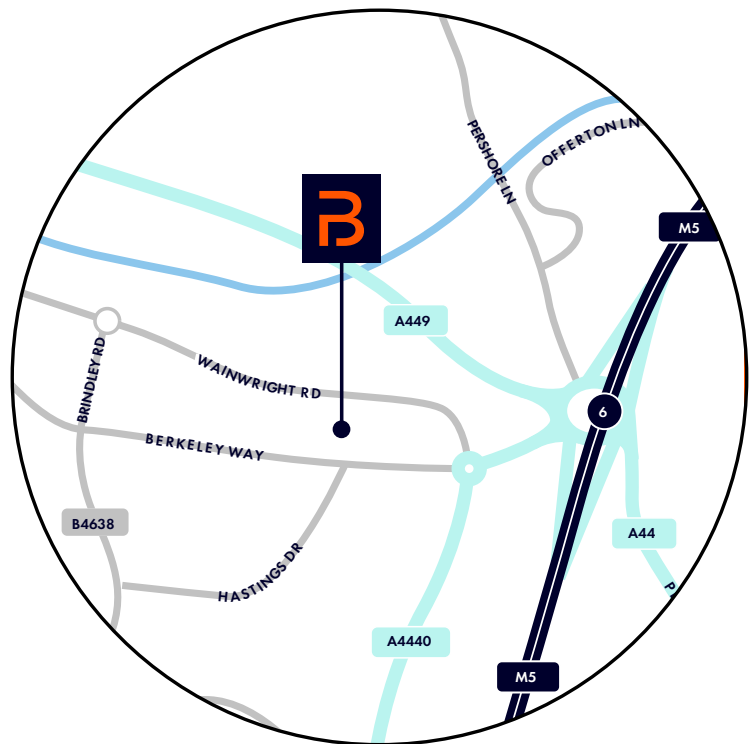
FLOOR	SQ FT	SQ M
GROUND FLOOR - OFFICE	3,469	322.3
GROUND FLOOR - WAREHOUSE	25,581	2,376.6
FIRST FLOOR	2,969	275.8
TOTAL	32,019	2,974.7

KEY
■ = Warehouse
□ = Office

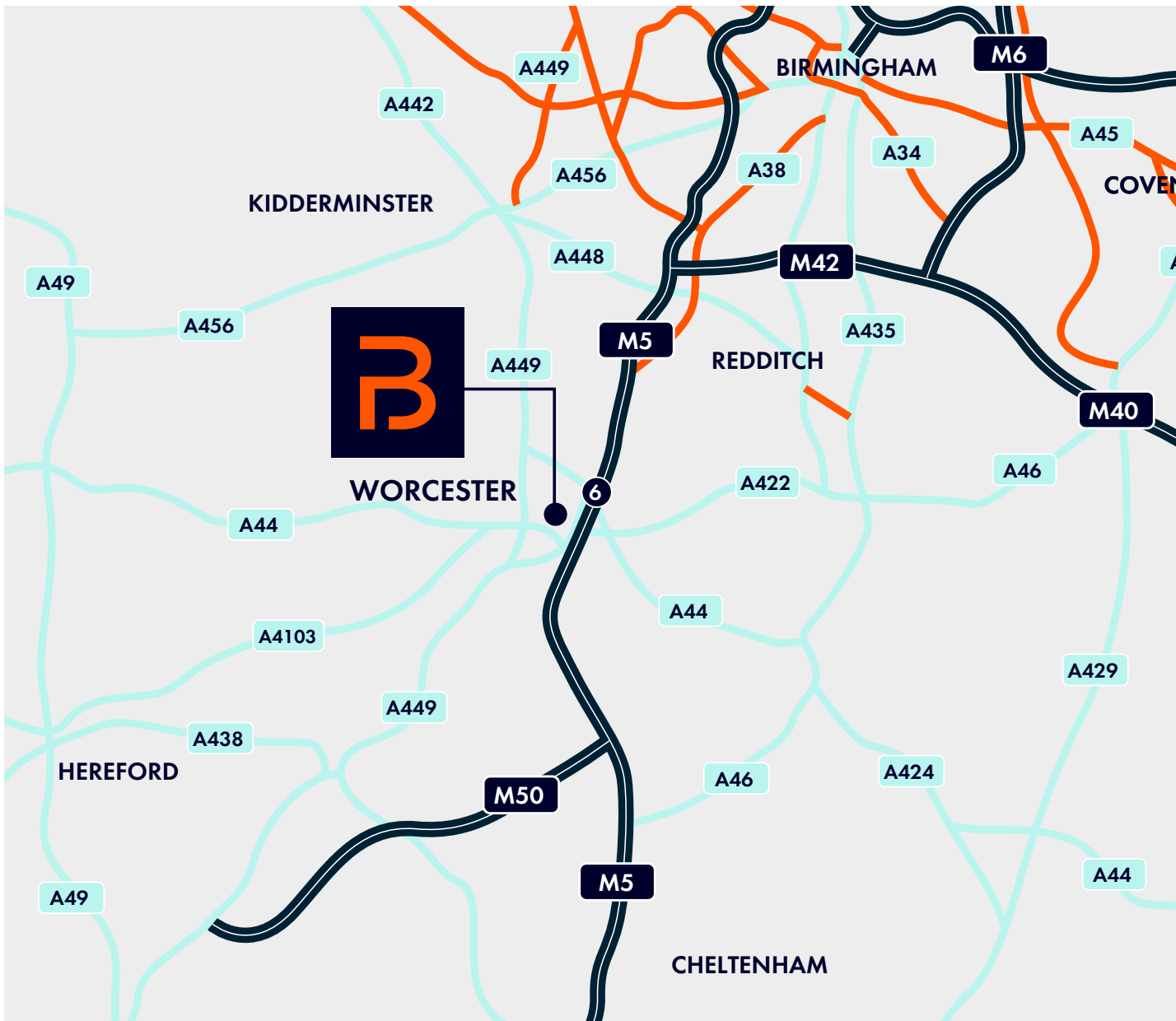


LOCATION

Berkeley Business Park is an established business park within half a mile of J6, the M5 and 2 miles north of Worcester City Centre. The location affords excellent access to the national motorway network, Worcester City Centre and the Birmingham area.



Sat Nav:
WR4 9FA





INFORMATION

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT.

BUSINESS RATES

Unit 1A - £92,130 rates payable.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING

EPCs are available on request.



CONTACT

VIEWINGS

Strictly by prior arrangement with the agents:



Richard Tomlinson
01905 728432
07967 195147
richard.tomlinson@fishergerman.co.uk

Lauren Allcoat-Hatton
01905 728449
07738 981480
lauren.allcoat-hatton@fishergerman.co.uk

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