

**fisher
german**

The Steel Centre

Freehold
Industrial Unit & Yard

Wainwright Road, Worcester, WR4 9FA

52,656 Sq Ft (4,891.90 Sq M)



For Sale



Key information



Size

52,656 sq ft including
5,938 sq ft of office
accommodation, plus
4,228 sq ft canopy



Site Area

2.72 acres



Motorway Access

J6 M5 - ½ mile

The Steel Centre

52,656 Sq Ft (4,891.90 Sq M)

Location

The Steel Centre is prominently located on Wainwright Road, on the established Shire Business Park, close to its junction with Brindley Road, approximately ½ mile from Junction 6 of the M5 motorway. The location therefore offers excellent access to the national motorway network.

The surrounding area comprises a mixture of industrial and office buildings, with notable nearby occupiers including Sytner BMW, Mazak, Evri and Worcester Bosch.

Description

The property comprises an industrial estate arranged to provide seven units on a self contained, 2.72 acre site.

All units are of steel portal frame construction with profile steel panel roofs. Unit 1 provides an open plan warehouse/workshop incorporating 7 tonne crane, translucent roof panels, a manual roller shutter door and a mezzanine floor extending to approximately 323 sq ft.

Unit 1A includes two manual roller shutter doors and an eaves height of 3.75m.

Units 2 and 3 are currently interconnected but could be separated if required. Unit 2 includes 10 tonne and 5 tonne crane, two electric roller shutter doors, a 6.2m eaves height and two storey office accommodation.

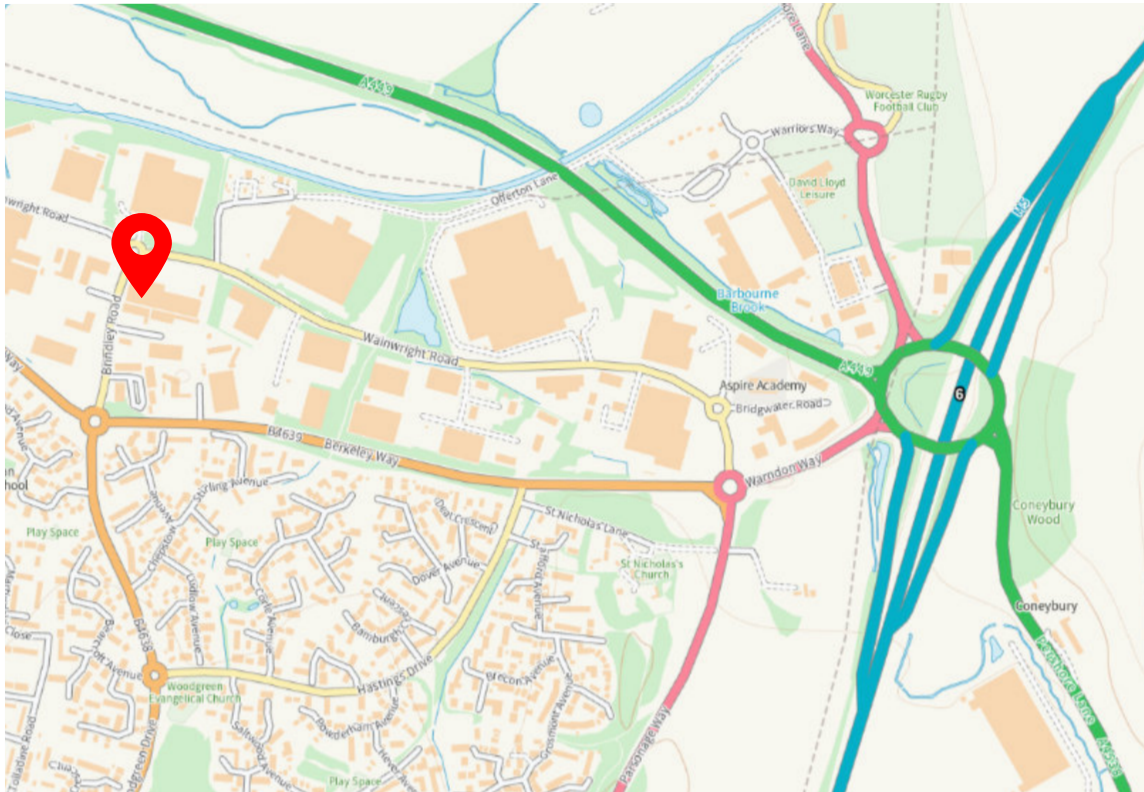
Unit 3 provides 3 tonne crane, a concertina and dock level door and two storey office accommodation.

Unit 4 benefits from a 7m eaves height, an electric roller shutter door and LED lighting. A loading canopy spans Units 3 and 4, extending to approximately 4,228 sq ft.

Units 5 and 6 each benefit from manual roller shutter doors, LED lighting and translucent roof panels.

Externally, the estate offers a substantial hardstanding area providing car parking and a loading yard.





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Locations

Worcester: 3.5 miles
Birmingham: 36 miles
J6 M5: ½ mile

Nearest station

Worcester Shrub Hill: 3.2 miles

Nearest airport

Birmingham International: 31.7 miles

Accommodation

Description	Sq Ft	Sq M
Unit 1	4,197	390
Unit 1A	1,851	172
Unit 2	15,543	1,444
Unit 2 - Offices	5,152	479
Unit 3	6,610	614
Unit 3 - Offices	786	73
Unit 4	14,893	1,384
Unit 5	2,629	244
Unit 6	995	92
Total	52,656	4,892
Canopy	4,228	393

Total Site Area: 2.72 acres (1.10 hectares)

Further information

Guide Price

£4,250,000 + VAT.

Tenure

The site is offered on a Freehold basis, title number HW100138, and will be sold with vacant possession upon completion.

Business Rates

Units 1-3: £148,000 (present) £223,000 (April 26)
Unit 1A: £12,250 (present) £18,000 (April 26)
Unit 4: £82,000 (present) £123,000 (April 26)
Unit 5: £16,250 (present) £23,250 (April 26)
Unit 6: £7,900 (present) £11,500 (April 26)

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.

EPC

Unit 1: C
Unit 1A: TBC
Unit 2: TBC
Unit 3: TBC
Unit 4: C
Unit 5: B
Unit 6: TBC

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser 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 purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



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Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated January 2026.



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