

**fisher
german**

Parkway 92

A self contained distribution warehouse
with two storey offices

Woodbury Lane, Worcester, WR5 2DF

92,374 Sq Ft (8,582 Sq M)



To Let



Key Specification



92,374 sq ft including
12,272 sq ft of office
accommodation



Eaves Height
9m



3 Level Access
Doors & 2 Dock
Level Doors



Yard Depth
43m



Floor Loading
50kN



J7 M5
1 Mile

Parkway 92

92,374 Sq Ft (8,582 Sq M)

Description

The property consists of a two bay modern distribution warehouse of steel portal frame construction, built in 2000. The unit extends to 92,374 sq ft (8,582 sq m) GIA and benefits from a sprinkler system, large yard together with separate car parking providing 86 spaces and ancillary air conditioned two storey office accommodation to the front of the unit.



Location

The property is located on the south eastern outskirts of Worcester on Woodbury Lane, Norton, just off the B4084 Pershore Road, which provides direct access to Junction 7 of the M5 Motorway. The property is therefore well located with excellent connectivity to the motorway network, notably M5, M50, M6, M42 and M40. Worcester City Centre is located approximately 4 miles to the east via the A44 and Worcestershire Parkway train station is immediately adjacent to the property. A pedestrian bridge provides access from the station to Woodbury Lane, a short distance from the property.

Accommodation

Description	Sq Ft	Sq M
Warehouse	80,102	7,441.72
Two Storey Offices	12,272	1,140.11
Total	92,374	8,581.83

The site extends to approximately 4.43 acres (1.80 hectares).

Locations

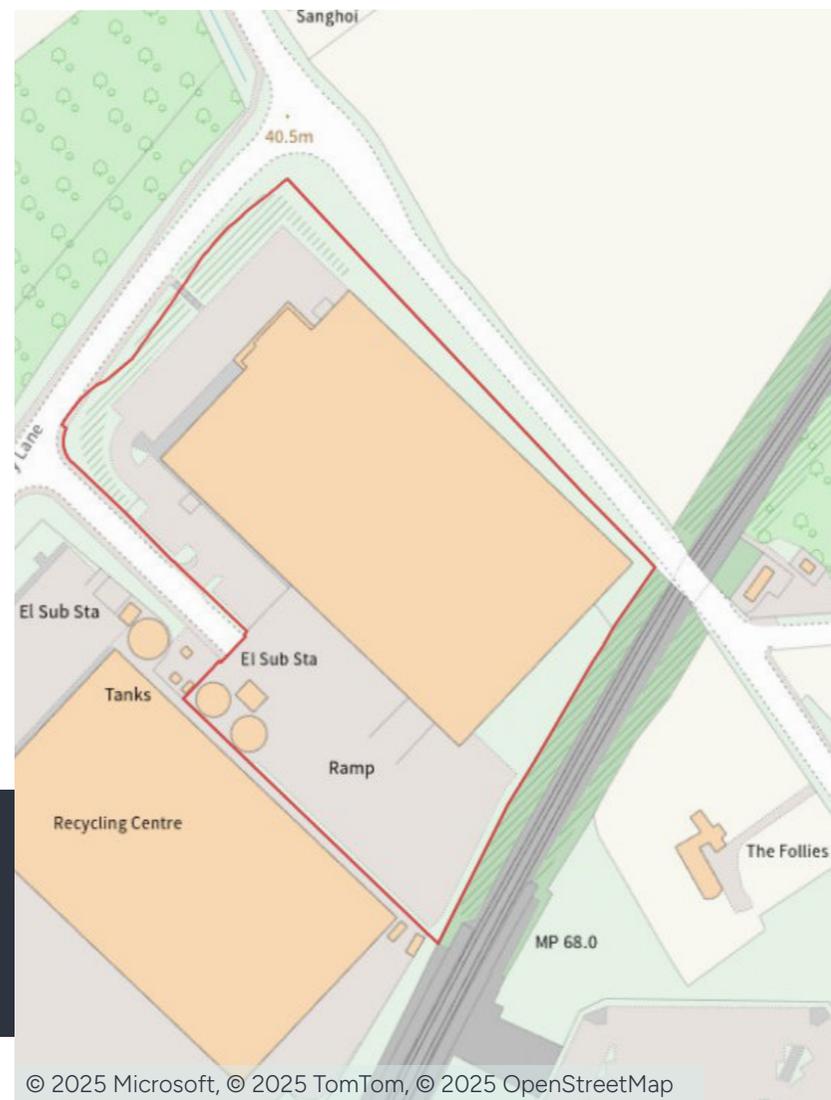
J7 M5: 1 mile
 Worcester: 4 miles
 Cheltenham: 22 miles
 Birmingham: 29 miles

Nearest station

Worcestershire Parkway: 200m

Nearest airport

Birmingham International: 35 miles



Further information

Terms

The property is available to let by way of a new full repairing and insuring lease.

Rent

£740,000 per annum exclusive.

Business Rates

Rateable Value (2023): £450,000

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

Services

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

The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

EPC

The property has an EPC rating of C.

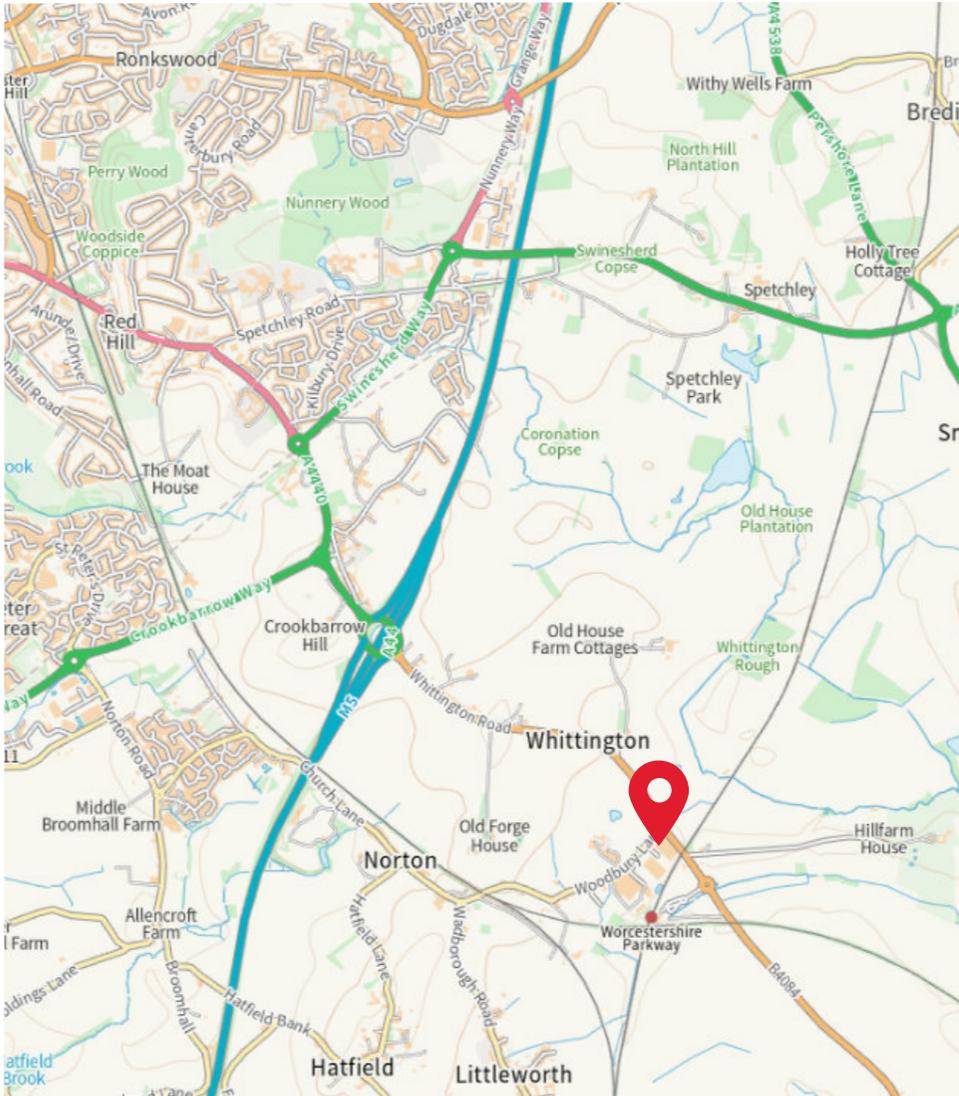
Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated October 2025.



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