

**fisher
german**

Unit 2, New Road

Leasehold
Warehouse Unit

Pershore, Worcestershire, WR10 1BY

4,038 Sq Ft (375.16 Sq M)



To Let | £25,000 pa



Key information



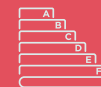
Rent

£25,000 per annum



Rateable Value

£27,250



EPC Rating

C

Unit 2, New Road

4,038 Sq Ft (375.16 Sq M)

Description

The unit is of metal truss construction comprises an L shape building with the main warehouse, located to the front, offering a maximum working height of 3.9m. To the rear there is a smaller workshop/storage space of portal frame construction with a working height of 2.6m.

There is an additional storage room to the rear with a WC which has internal ramp access, and there is concrete flooring throughout, with LED light fittings installed to the main warehouse space, a kitchenette with air conditioning.

Externally the property has a sloped loading apron to the front.

Location

The unit is located towards the centre of Pershore. The property is within a small industrial enclave with the surrounding areas being residential.

The neighbouring property is occupied by Hygienic Cleaning Company (UK) Limited and other nearby occupiers include Schloetter, Pershore Produce and the Original Factory Shop.

The property is located 1.6 miles to the south of Pershore train station and approximately 6.7 miles to the southeast of the M5 Junction 7.

Accommodation

Description	Sq Ft	Sq M
Warehouse	2,762	256.58
Storage	1,276	118.59
Total	4,038	375.16

Locations

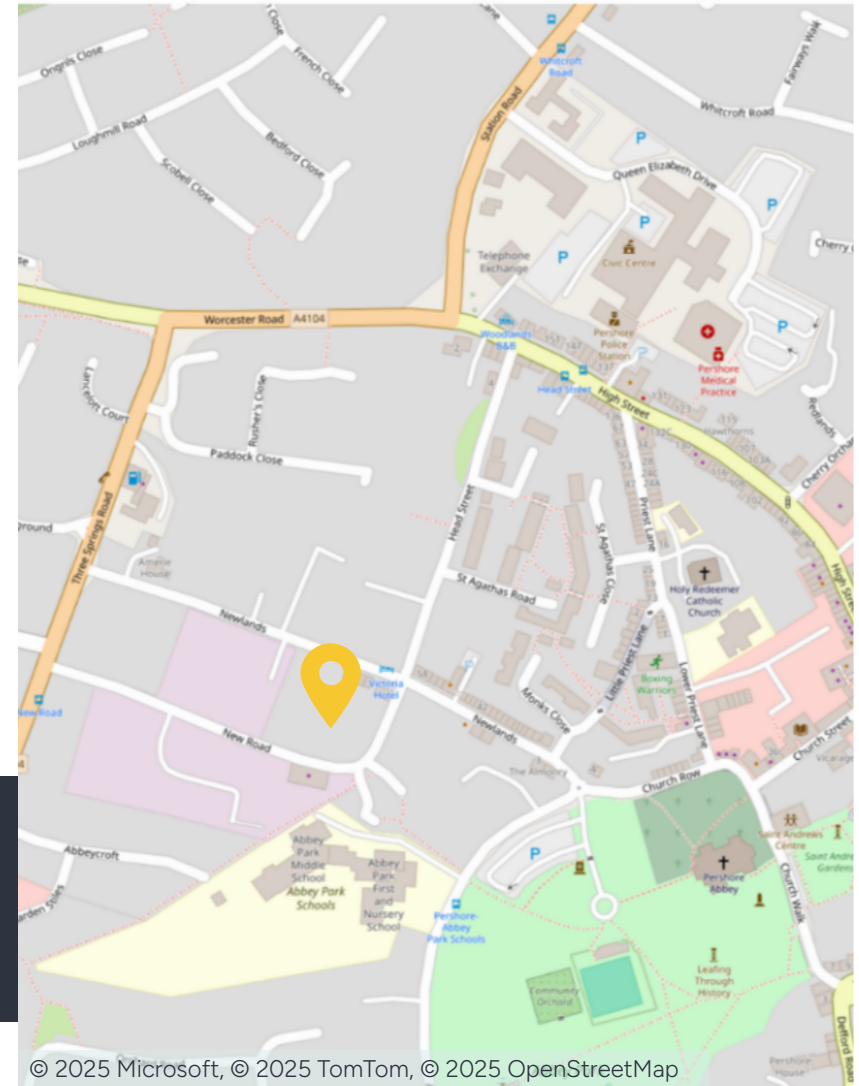
Cheltenham: 18.1 miles
Tewkesbury: 10.1 miles
Worcester: 17.1 miles

Nearest station

Pershore: 1.6 miles

Nearest airport

Birmingham International: 41.2 miles



Further information

Guide Rent

£25,000 per annum.

Tenure

The property is available on a new full, repairing and insuring lease on terms to be agreed.

Business Rates

Rateable Value: £27,250

2025/2026 rates payable 49.9p in the £.

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

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

Services

We understand that mains services are available to the property, namely mains water and 3 phase electricity.

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

The EPC rating is C 61.

Legal Costs

A contribution of £500 plus VAT will be payable towards landlords legal costs.

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.

References/Deposit

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

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

VAT

VAT is payable on this transaction.

Viewings

By prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton

01905 728 444

sophie.newton@fishergerman.co.uk

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Particulars dated August 2025. Photographs dated July 2024.



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