

**fisher
german**

Unit 4A

Venture Business Park, Weir Lane
Worcester, WR2 4AY

Leasehold
Industrial/Warehouse Unit

4,531 Sq Ft (420.94 Sq M)



To Let | £38,500 pa



Key information



Rent

£38,500 per annum



Rateable Value

£31,000



EPC Rating

C

Unit 4A, Venture Business

4,531 Sq Ft (420.94 Sq M)

Description

The property provides an open plan warehouse with concrete floor, LED lighting and is accessed via an electric roller shutter 3.38m (h) x 3m (w) and two separate pedestrian entrances. Additionally, there is carpeted office accommodation with LED lights and wall sockets and electric heating as well as a reception area,

kitchenette and WC. The property is of truss roof construction offering a working height of approximately 3.89m. To the front of the unit there is a loading apron and ample on-site parking.

Amenities



24/7
Access



Loading
Doors



Service
Charge

Location

Situated to the west of Worcester, the unit is located at the heart of Venture Business Park on Weir Lane. Access to the M5 Motorway is available via Junction 7 which is 3.7 miles distant. The property is also only 2 miles from Worcester city centre. Neighbouring occupiers include Screwfix, Howdens Joinery and Stock N Lock Self Storage.

Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 4A	4,531	420.94

Locations

Worcester city centre: 2 miles

Birmingham: 42 miles

Hereford: 27 miles

Nearest station

Worcester Foregate Street: 2 miles

Nearest airport

Birmingham International: 38 miles



Further information

Guide Rent

£38,500 per annum exclusive of VAT.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rateable Value £31,000

2025/2026 rates payable 49.9p in the £.

Any ingoing tenant may benefit from small business rates relief. Any enquiries should be made through the Local Authority.

Legal Costs

A contribution of £750 plus VAT will be payable towards the landlord's legal costs.

Fixtures & Fittings

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

Services

We understand that the unit has water and three phase electricity.

These services have not been tested and any enquiring party is encouraged to make their own enquiries in this regard.

EPC

The EPC rating is C.

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

Insurance

The landlord insures the property and recovers the cost from the tenant.

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.

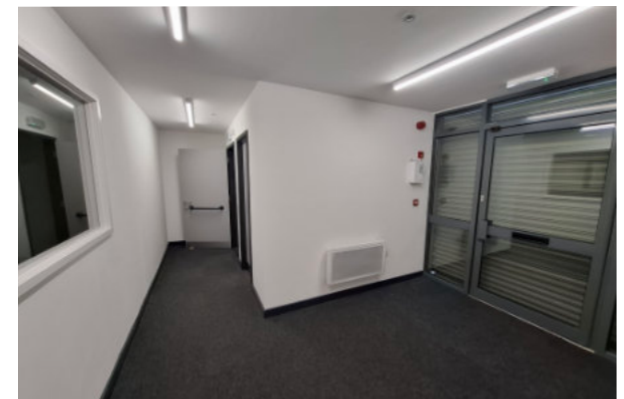
The landlord may also request a 3 or 6 month deposit.

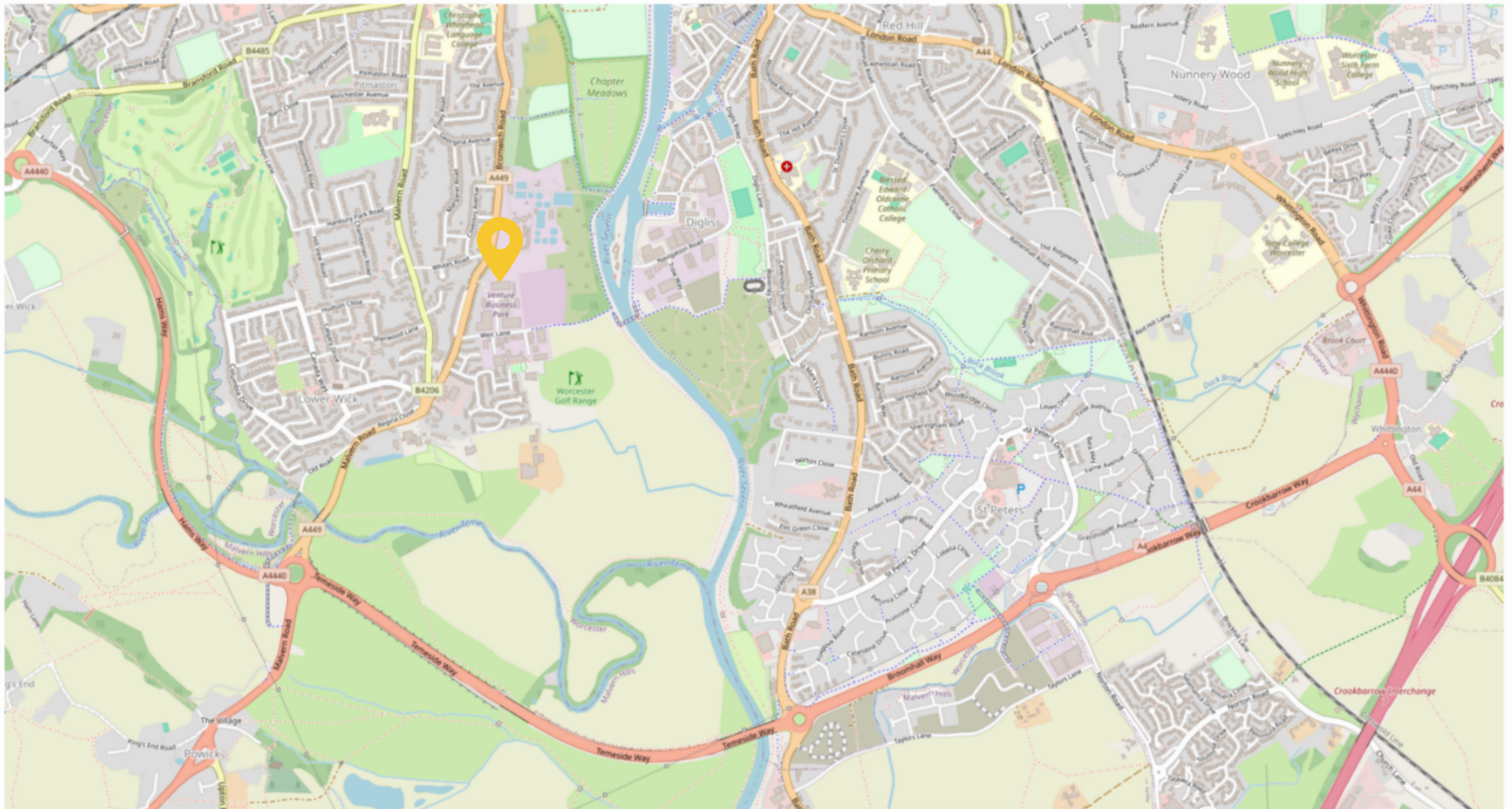
VAT

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

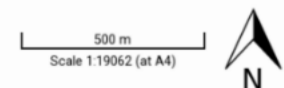
Viewings

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 June 2025. Photographs dated June 2025.



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