



PRICE
£2,800,000



RATEABLE VALUE
£139,000



EPC RATING
D



16a Blackpole Trading Estate East
Worcester, WR3 8SG

Freehold | Industrial/Warehouse Unit with Large Yard | 25,377 Sq Ft (2,357.57 Sq M)



FOR SALE



Location

Unit 16a is located within the established Blackpole Trading Estate to the north of Worcester and 1 mile from the A449 dual carriageway.

The unit is accessed off the Blackpole Trading Estate East access road immediately adjacent to its junction with Hindlip Lane. Hindlip Lane itself connects with the B4850 Blackpole Road at its junction with the A449 approximately 2 miles west of junction 6 of the M5 motorway.

The property benefits from being on the edge of Worcester as well as close to the M5 motorway affording links to the north to the wider Midlands and Birmingham conurbation and south towards the South West and Wales.

Nearby rail connections are available from Worcester Shrub Hill Worcestershire Parkway stations providing direct services to London, Birmingham, Cardiff, Bristol and Hereford.



Description

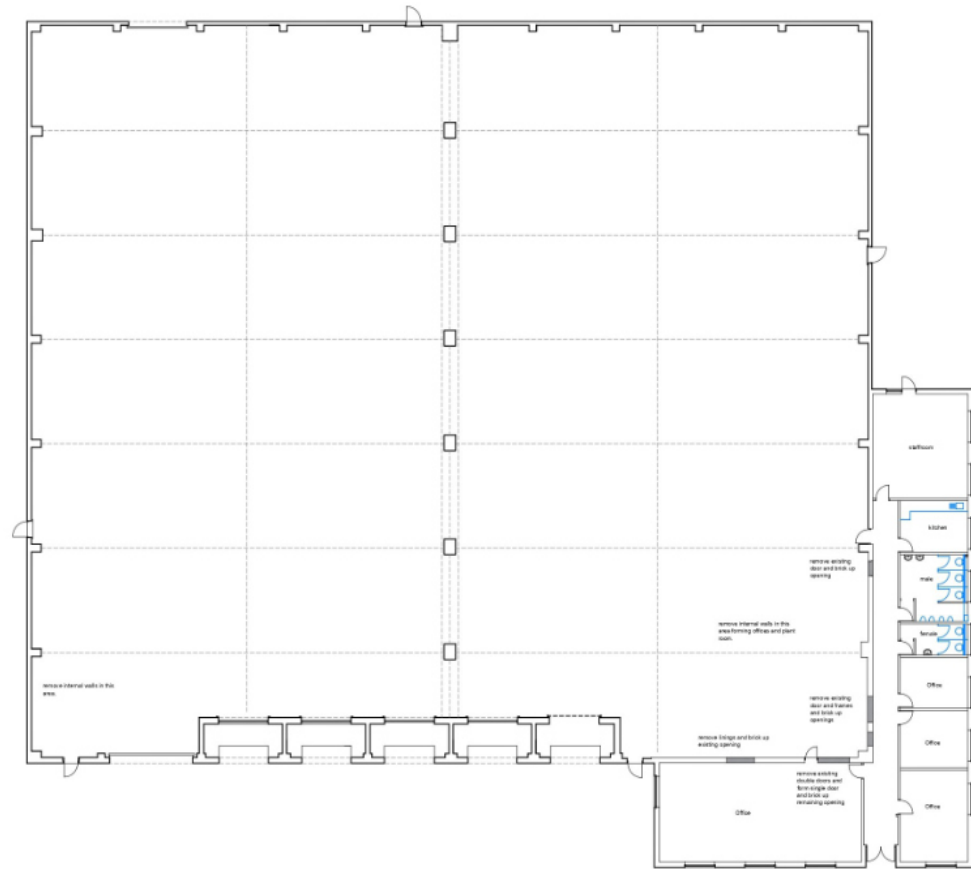
Unit 16a comprises a detached warehouse building of steel portal frame construction with part brick and part profile sheet elevations.

To the front and side of the unit is a single storey addition with brick elevations comprising offices, WCs and staff facilities. These are split into cellular offices and currently include the provision of a kitchen as well as both male and female WCs.

The warehouse has a clear working height of 6.65m and one level access loading door (4.99m wide x 4.97m high) accessed by a concrete ramp from the front yard. In addition there are 5 further dock level loading bays. To the rear is a further roller shutter door providing level access to the rear.

Externally, the property benefits from a large yard to the front elevation which is predominately laid to tarmac with the front of the loading doors laid to concrete providing ample space for both trailer and car parking. Additional parking is also available to the rear of the property.

We understand that the property benefits from mains 3 phase electricity, gas, water and drainage.



Accommodation

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

Floor	Sq Ft	Sq M
Ground Floor Warehouse	23,007	2,137.43
Offices/Ancillary	2,370	220.13
Total GIA	25,377	2,357.57



Amenities



24/7 access



Secure Yard



Roller shutters

The property has an overall site area of 0.66 ha (1.62 acres)



Further information

Tenure

Freehold

Guide Price

£2,800,000

Planning

We understand the property has consent for Light Industrial use (Class E), General Industrial and Storage & Distribution (Classes B2 & B8) of the Use Classes Order. Prospective purchasers should satisfy themselves as to the suitability of the unit for their proposed use.

Tenure

The property is available on a freehold basis with vacant possession.

Business Rates

Rateable value of £139,000

Rates payable (for the year 2024/2025) £75,894

Services

We understand that the property benefits from mains water, gas, electricity and drainage although prospective purchasers are encouraged to make their own enquiries.

Legal Costs

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

EPC

The EPC rating is D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are

excluded from the sale.

Anti Money Laundering

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

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.

Lauren Allcoat

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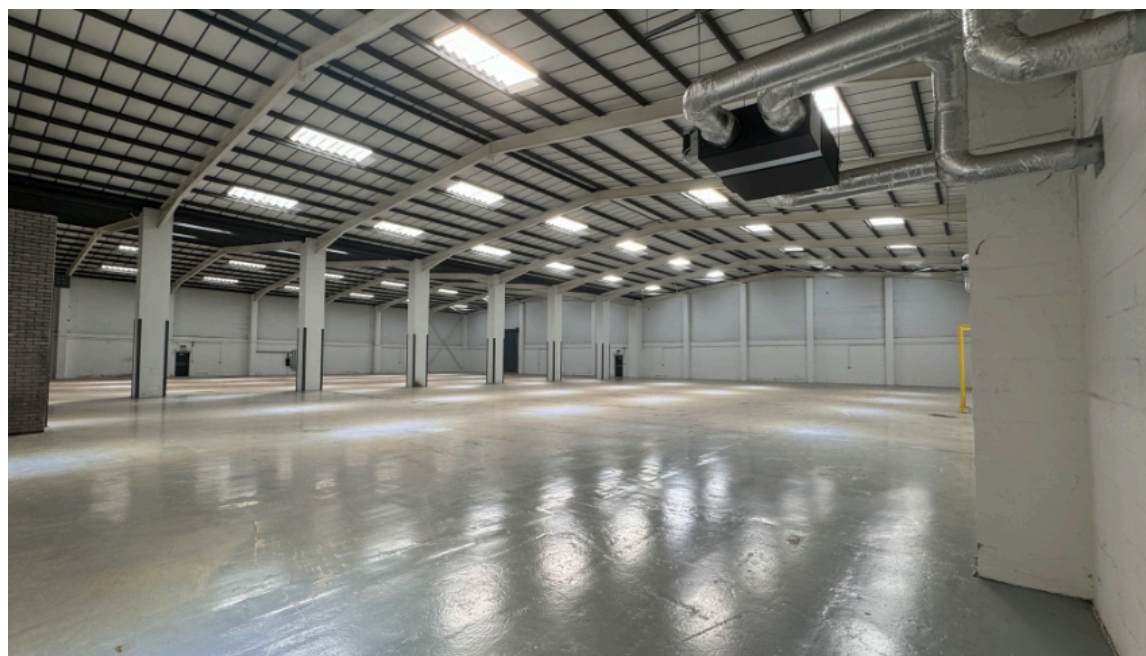
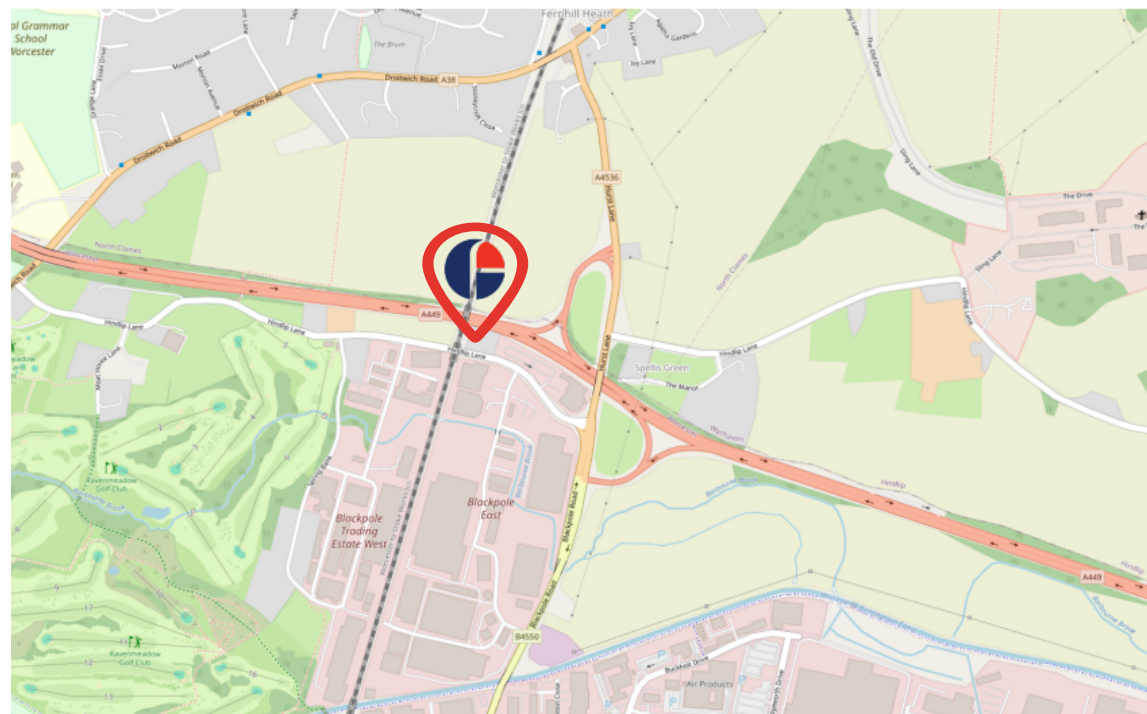
Or our Joint Agent Harris Lamb

Neil Slade

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16a Blackpole Trading Estate East, Worcester



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Approximate Travel Distances



Locations

- Worcester City Centre - 2.6 miles
- Droitwich - 3.9 miles
- Kidderminster - 14.7 miles



Nearest Station

- Shrub Hill - 2.4 miles



Nearest Airport

- Birmingham International - 34 miles



Viewings



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Particulars dated March 2024. Photographs dated March 2024.