

TO LET - INDUSTRIAL

UNIT 2A WORCESTER SIX BUSINESS PARK

Coneybury Road, Worcester, WR4 0AD



Key Highlights

- 28,167 sq ft
- Three level access loading doors
- Two storey offices
- Warehouse LED lighting and heating
- Minimum working height of 8.5m
- Secure yard with 35m depth
- Separate car park with approx. 44 spaces
- Situated 0.7 miles from J6 of M5

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Location

The property is located at Worcester Six Business Park providing a secure and landscaped environment, situated adjacent to the M5 with access to J6 within less than 0.7 miles. Worcester Six Business Park benefits from a dedicated bus service to Worcester Crowngate, with Worcester City Centre situated 3 miles in distance from the property. Birmingham is situated within 25 miles and Bristol is within 63 miles.

Description

The property is a modern detached warehouse unit benefiting from:

- Minimum working height of 8.5m
- Three level access loading doors
- Two storey office and ancillary accommodation
- Secure yard with 35m depth
- Approx. 44 car parking spaces
- Warehouse LED lighting and heating

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Ground - Warehouse	24,019	2,231.44
Ground - Offices	2,074	192.68
1st - Offices	2,074	192.68
Total	28,167	2,616.80

EPC

The property has an EPC rating of B:29.

Business Rates

Rateable Value: £195,000.

VAT

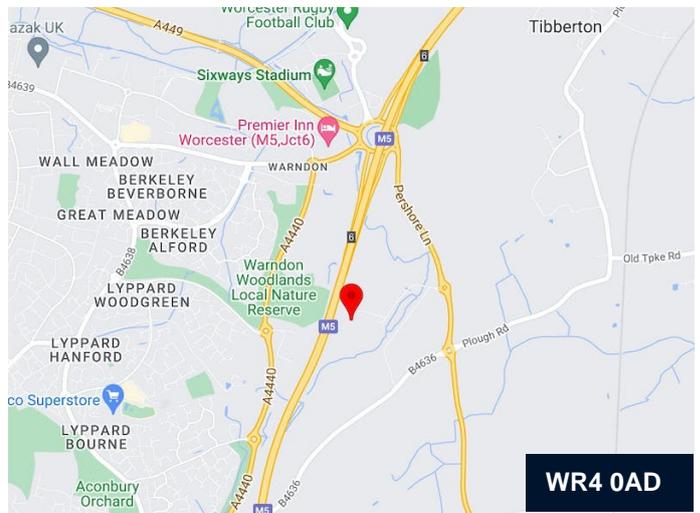
VAT may be payable on any transaction at the prevailing rate.

Terms

The property is available on an assignment or sub-letting of the existing lease, or by a new lease from the Landlord. Please contact the agents for more information.

Viewings

Please contact the agents to arrange a viewing.



Contact

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