Sixways Park

Junction 6 M5 Motorway, Worcester WR4 0AB

Brand New Distribution / Manufacturing Unit

116,777 sq ft (10,839 sq m)

AVAILABLE NOW - To Let or For Sale

RICHARDSON

www.sixwayspark.co.uk

Sixways Park

Junction 6 M5, Worcester, WR4 0AB

Sixways Park is a prime logistics and office development located off Junction 6 of the M5.

Unit 2 is occupied by DHL and Unit 1 (116,777 sq ft) is now available for immediate occupation.

The scheme will also provide a HQ style stand alone office building.

The high quality development offers excellent connectivity and access to the highly skilled workforce in Worcester.

Planning

The scheme has consent for B1 / B2 / B8 Uses.

M5

Trailer Parking Spaces

Overhead Powerlines

Gatehouse

Unit 1

NOW AVAILABLE

Unit 2

DHL

97 Car Parking Spaces

A4440

Office Site

N

Masterplan

For illustration purposes only

Below: Unit 2 is occupied by DHL

Accommodation

	Sq M	Sq Ft
Warehouse	10,141	109,157
Office	708	7,620
TOTAL GIA	10,849	116,777

(Additional accessible storage located above office accommodation)

BREEAM

BREEAM very good (certificate awaiting).

EPC

EPC rating A.

Terms

The premises are available To Let by way of a new full repairing and insuring lease. Rental terms upon application.

A sale of the freehold may also be considered.

Unit 1 Specification

- Steel portal frame construction
- 12.5m haunch height
- 75 kN/m2 FM2 floor
- 12 dock level doors (4 oversized)
- 4 level access doors
- 50m deep yard
- Ground and first floor offices
- 97 parking spaces approx.
- Fully secure yard with gatehouse entrance
- 28 trailer parking spaces approx.
- Potential for Solar PV roof

More information can be obtained from: **www.sixwayspark.co.uk**

Excellent Location

Sixways Park is located immediately off Junction 6 of the M5 Motorway and benefits from direct access to the motorway network and is only two miles north east of Worcester city centre.

The Warndon Business District benefits from a established commercial environment that has already attracted numerous high profile occupiers including Bosch, Mazak, Wolseley and RWE npower. The wider infrastructure includes retail, leisure/amenity and residential uses providing wider support to the business community.

Another Development By

RICHARDSON

Website

For more information visit **www.sixwayspark.co.uk**

Further Information

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SUBJECT TO CONTRACT

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