



WARRIOR110

TO LET | INDUSTRIAL / LOGISTICS UNIT
110,345 SQ FT (10,251 SQ M)



WORCESTER | WR4 9FA

- Located on Shire Business Park, adjacent to J6 M5
- 8.65m eaves height
- 8 dock and 2 level access loading doors

www.warrior110.com

The property comprises a self contained industrial / logistics unit incorporating an integral two storey office block. It provides a total of 110,345 sq ft (10,251 sq m) and benefits from the following specification:

- Minimum eaves height 8.65m
- 8 dock level loading doors
- 2 further surface level loading doors in canopied loading area
- 200 kVA power capacity
- 35 kN/m² floor loading capacity
- Vehicle maintenance unit in yard
- Office space to be fully refurbished to include new suspended ceilings, LED lighting, comfort cooling and carpet tiles
- Fully fenced and secure site
- 24 hour operational access
- 94 car parking spaces

| SCHEDULE OF AREA | sq m | sq ft |
|----------------------------------|------------------|----------------|
| Ground Floor Warehouse | 8,963.27 | 96,480 |
| Ground Floor Offices | 151.62 | 1,632 |
| First Floor Offices & Ancillary | 151.62 | 1,632 |
| Warehouse Extension | 811.02 | 8,730 |
| Vehicle Maintenance Area | 173.82 | 1,871 |
| Total Gross Internal Area | 10,251.35 | 110,345 |

LOCATION

The property is located on Shire Business Park, Worcester, within 1 mile of Junction 6 of the M5 Motorway. It is therefore ideally placed to serve Birmingham (29 miles) and the wider West Midlands conurbation as well as the south-west including the port city of Bristol (63 miles).

Shire Business Park is one of the major employment areas in the city of Worcester with major occupiers including Royal Mail, Sainsburys, Wolseley, Mazak and Worcester Bosch.

There are numerous local amenities located within a 5 minute walk of the property including a convenience store, various food outlets, a nursery and a public house.

Given its location adjacent to the M5, Shire Park has attracted a strong range of tenants including:
Royal Mail • Sainsburys • Wolseley • Bosch • Integra Tech • Mazak • Booker Wholesale • Gtech



LEASE TERMS

The property is available on a new lease for a term of years to be agreed.

BUSINESS RATES

The property has a rateable value of £425,000.

SERVICES

All mains services are connected. The property currently benefits from 200 kVA power supply.

EPC

The unit has an EPC rating of



PLANNING

The property is suitable for uses falling within Classes B1, B2 and B8 of the Town & Country (Use Classes) Order 1987 (subject to planning).

A DEVELOPMENT BY



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