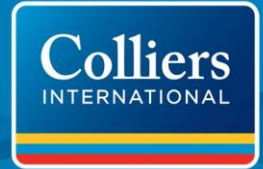


TO LET

## Trade / Warehouse Premises



## Worcester Trade Park Sherriff Street Worcester WR4 9AB

- Located on Worcester's premier trade location
- Front and prime position on Trade Park
- Neighbouring occupiers include; Screwfix, Topps Tiles, Howdens, City Plumbing Supplies, Benchmarx
- Recently refurbished
- Ability to provide a range of unit sizes to suit occupier

5,542 sq ft (515 sq m)

## CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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# Units 16 & 17 Worcester Trade Park, Sherriff Street, Worcester WR4 9AB

## LOCATION

The unit is located on Worcester's premier trade location, the well-established Worcester Trade Park.

Access to the estate is off Sherriff Street, which is in turn directly accessed off both the main arterial routes, Tolladine and Newtown Road. Both roads provide easy access to Worcester City Centre, 0.5 mile distant, or to the national road network via either Junction 6 or 7 of the M5, approximately 4 miles distant.

## DESCRIPTION

- Two adjacent terrace units currently separate but with the ability to combine as one
- Landlord has option to create a variety of sizes between 3,000 sq ft to 10,710 sq ft
- Steel truss units with insulated and lined profile cladded roofs with intermittent translucent roof lights
- Minimum eaves height of approximately 4m
- Level access loading doors (3.6m by 3.6m)
- Separate personnel entrance
- 3 phase electric and water
- Warehouse lighting and toilets

### Unit 16

- Benefits from two level access doors (front and rear)

### Unit 17

- First floor offices with further ground floor office accommodation, which includes kitchen and toilet facilities
- Warehouse heating and LED lighting

## ACCOMMODATION

Gross internal areas approximately:

	Sq ft	Sq m
<b>Unit 16 LET</b>	<b>5,169</b>	<b>480.21</b>
Unit 17 (Includes first floor offices)	5,542 (387)	514.95 (36)

## LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£POA

## SERVICE CHARGE

A service charge is levied to cover the cost of all common services provided to the estate.

## RATEABLE VALUE

### Unit 16

2017 draft Rateable Value £27,750 (Rates Payable for 2017/18 is £13,320).

### Unit 17

2017 draft Rateable Value £30,750 (Rates Payable for 2017/18 is £14,760).

## VAT

We understand that the property is opted to tax so the transaction will be subject to VAT at the prevailing rate.

## EPC RATING

Unit 16: D-84

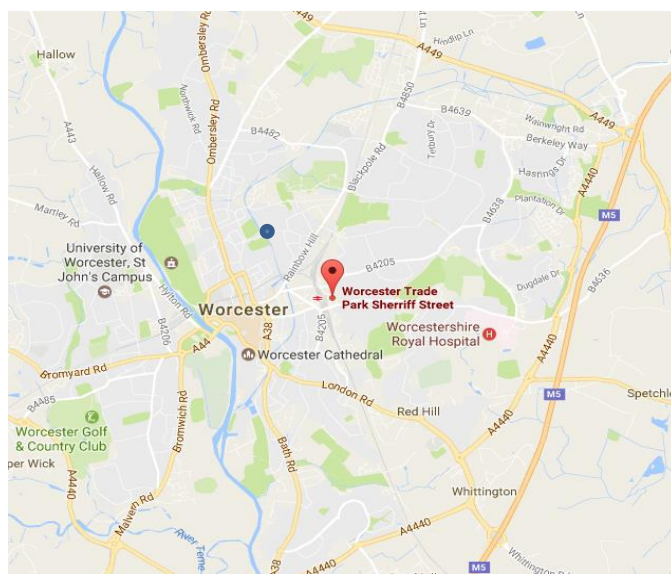
Unit 17: D-88

## PLANNING

We are advised that the unit is suitable for light industrial and storage/distribution uses falling within B1 and B8.

## LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.



### Misrepresentation Act

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