

Industrial

UNIT 401(11) | GREAT WESTERN BUSINESS PARK

Great Western Business Park, Mckenzie Way, Worcester, WR4 9GN

UNIT 401(11) | 8,533 SQ FT

Industrial Unit

Unit 401 (11) is a modern industrial space offering 8,533 sq ft of high-specification accommodation. This unit is engineered for performance, featuring a robust 30KN/m² floor loading capacity that meets the demands of heavy-duty industrial operations. Enhanced security is assured through 24-hour CCTV monitoring, while the gated, managed estate offers designated parking for staff and visitors. Set within a 23 acre business hub, the estate benefits from a prime location that delivers excellent connectivity. It is just a short walk from Shrub Hill Train Station, approximately three miles from Junctions 6 and 7 of the M5, and within easy reach of Worcester city centre. This strategic placement makes the unit an exceptional choice for businesses seeking a high-specification industrial space with effortless access to major transport links and urban amenities.

Lease Type

New



Unit Summary

- ☒ 3 Phase Power
- ☒ Electric Roller Shutter Door
- ☒ LED Lighting
- ☒ Office Accommodation
- ☒ 24 Hour Access
- ☒ Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£110,929.00	£13.00
Rates	£28,305.00	£3.32
Maintenance Charge	£10,666.25	£1.25
Insurance	£1,745.68	£0.20
Total Cost	£151,645.93	£17.77

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

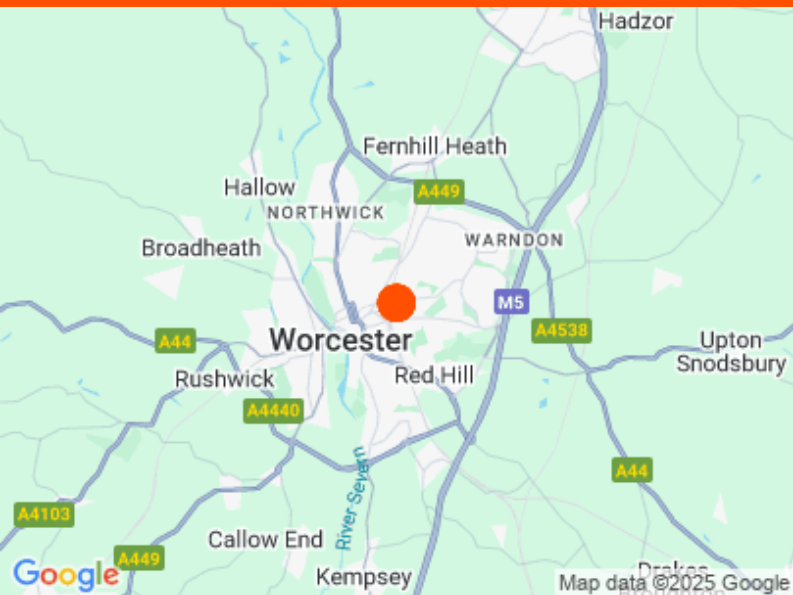
For more info please visit: unit.info/U1P0300180

+44(0) 808 169 7554

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Location

Situated on Tolladine Road, Western Campus Business Park is approximately three miles from both junctions 6 and 7 of the M5 and within 5 minutes walk of Shrub Hill railway station and Worcester city centre.



Road
M5: 3 miles



Airport
Birmingham: 34 miles



Rail
Worcester Shrub Hill: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (96)

Key Contact



Oliver Edwards

Asset Manager

"Oliver is an Asset Manager based in the South."



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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