

BROOMHALL BUSINESS PARK

WORCESTER, WR5 2NW

UNITS 1 & 2 TO LET

New high quality warehouse /
production units

Unit 1: 42,711 Sq.ft

Unit 2: 30,240 Sq.ft



ST.MODWEN



Computer generated image

READY FOR OCCUPATION 2020

BROOMHALL BUSINESS PARK

Indicative typical completed unit

UNITS 1 & 2 EXECUTIVE SUMMARY

Broomhall Business Park provides a flexible approach to the occupier market within the industrial and logistics sector. St. Modwen has selected South Worcester as a prime location, where over 180,000 Sq.ft of new employment accommodation can be delivered. Units 1 & 2 will offer the first phase of development, designed to meet the growing demand for industrial and logistics space within the area.

Worcester is already established as a prime manufacturing and logistics location, with occupiers including Worcester Bosch, Sainsbury's, Royal Mail, Mazak, Spire Healthcare, Gtech and Siemens, all with significant operations within the area.

St. Modwen can lease Unit 1 and 2 for a term to be agreed. Leases will be offered in a standard form on a full repairing and insuring basis. Tenants fit out options will also be available, enabling occupiers to take immediate occupation.

This proposal document is designed to present a summary of the building and specification together with the holistic opportunity available to occupiers. Broomhall Business Park will provide an innovative and exciting opportunity to occupiers with flexibility to operate contracts and minimise operational costs.

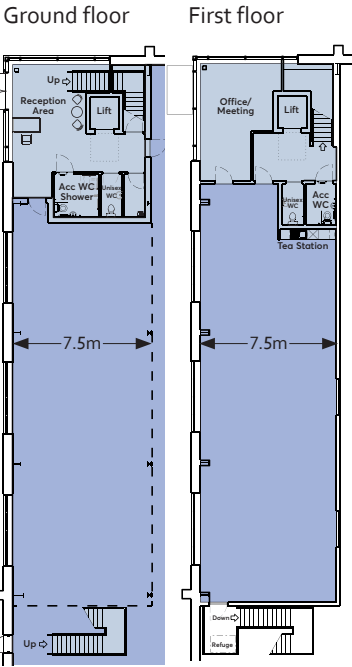
St. Modwen can also deliver 'build to suit' solutions for occupiers at Broomhall Business Park on subsequent phases.

- 10M TO UNDERSIDE OF HAUNCH
- LEVEL ACCESS LOADING DOORS
- 50 kN/M² FLOOR LOADING
- 36M YARD DEPTH
- FIRST FLOOR OFFICES WITH FLEXIBLE UNDERCROFT SPACE
- RAISED ACCESS FLOORING TO OFFICES
- SEPARATE STAFF CAR PARKING
- HIGH QUALITY FULLY MANAGED BUSINESS PARK

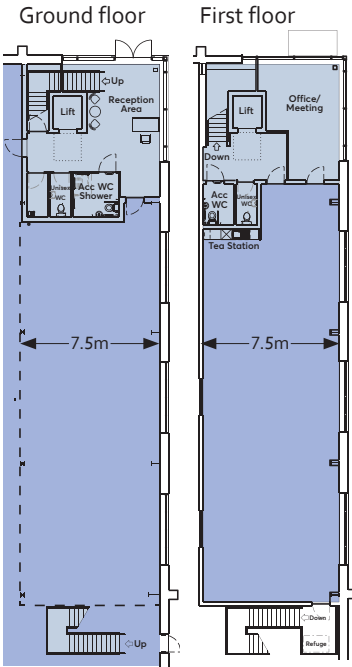
ESTATE AND BUILDING LAYOUT



UNIT 2 OFFICE SPACE



UNIT 1 OFFICE SPACE

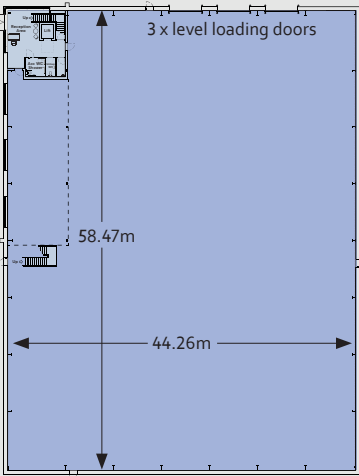


ACCOMMODATION

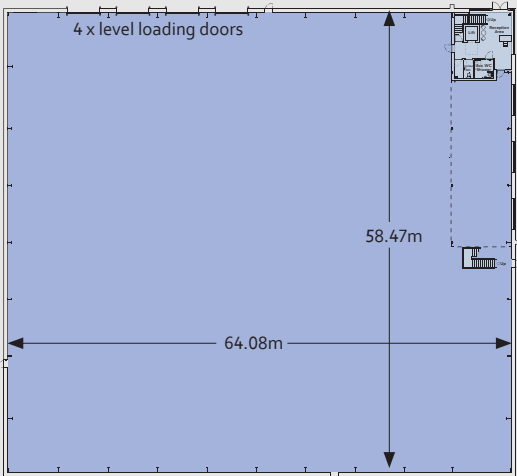
Unit 1	Sq.ft	Sq.m
Warehouse	39,691	3,687
Ground Floor Entrance / Core	635	59
First Floor Offices	2,385	221
Total GIA	42,711	3,968

Unit 2	Sq.ft	Sq.m
Warehouse	27,220	2,529
Ground Floor Entrance / Core	635	59
First Floor Offices	2,385	222
Total GIA	30,240	2,809

UNIT 2 WAREHOUSE SPACE



UNIT 1 WAREHOUSE SPACE





BROOMHALL BUSINESS PARK



LOCATION

Broomhall Business Park is strategically located on the southern outskirts of Worcester, less than 1 mile from Junction 7 of the M5 Motorway via the A4440 Southern by-pass.

The M5 provides access to the wider Midlands region, the South West of England and South Wales.

DESCRIPTION

The new 12 acre (4.8 ha) business park is to be built and managed by St. Modwen. It forms part of the South Worcester Urban Extension and will be developed in several phases.

Phase 1 (Units 1 & 2) will comprise two warehouse/production units together with access and infrastructure works. It is anticipated Units 1 & 2 will be completed and ready for occupation by 2020.

PLANNING

The business park has outline planning consent for employment related uses falling within use classes B1, B2 and B8.

DISTANCES AND DRIVE TIMES from WR5 2NW

(Source: AA)

Birmingham	40 miles	47 mins
Bristol	62 miles	1hr 9 mins
Cardiff	82 miles	1 hr 30 mins
Manchester	110 miles	2 hrs 14 mins
London	132 miles	2 hrs 26 mins

FOR FURTHER INFORMATION

Please contact:

01905 728 444

fishergerman.co.uk



Richard Tomlinson

richard.tomlinson@fishergerman.co.uk

07967 195 147

01905 728432

IMPORTANT NOTICE These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

www.stmodwen.co.uk

