



FOR SALE / TO LET

WORKSHOP / OFFICE PREMISES

**UNITS 96C & 96D
BLACKPOLE TRADING ESTATE WEST
WORCESTER
WR3 8TJ**



4,655 sq. ft. (432.51 sq. m.)

Approx. Gross Internal Area (GIA)

- * Popular business park location
- * Within close proximity to Junction 6 of M5
- * 10 car parking spaces
- * Rare freehold opportunity



Location:

The property is located at the entrance to Blackpole Trading Estate West which is approximately 2 miles North of Worcester City Centre and 2 miles West of Junction 6 of the M5 Motorway.

Description:

The property comprises two mid-terrace units of steel portal frame construction with part brick and block profile clad elevations.

Internally, the property provides workshop, office and meeting space to the ground floor with suspended ceilings, carpet tiled flooring, fluorescent strip lighting and perimeter trunking in part.

The first floor provides cellular offices accessed via stairwells to the centre and rear of the units. These are separated by partition walls with suspended ceilings with recessed lighting, laminate and carpet tiled flooring in part, recessed lighting and hot and cold air conditioning.

The property also benefits from 10 demised parking spaces.

Accommodation:

	Sq. m.	Sq. ft.
Ground floor	223.63	2,407
First floor	208.88	2,248
Approx. Total Gross Internal Area (GIA)	431.51	4,655

Tenure:

The property is available on either a freehold or leasehold basis on terms to be agreed.

Price:

£350,000 (exclusive)

Rental:

£25,000 per annum (exclusive)

Business Rates:

Rateable Value (2017) - £25,250

Service Charge:

A service charge is levied for maintenance and upkeep of the common areas.

Further information is available upon request from the Agents.

EPC:

Rating: E (106)





Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Money Laundering:

The money laundering regulations require identification checks are undertaken on all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly by prior appointment with the sole agents:

**Harris Lamb
Grosvenor House
St Mary's Street
Worcester
WR1 1HA**

**Tel: 01905 22666
Fax: 01905 22606**

**Contact: Sara Garratt
Email: Sara.garratt@harrislamb.com**

**Ref: G5872
Date: January 2019**

Subject to Contract

