

# TO LET

Leasehold

Warehouse and Offices

3,356 sq ft (311.86 sq m)



**Unit J2a, Blackpole East,**  
Blackpole Road, Worcester, WR3 8SG

# UNIT J2a, BLACKPOLE EAST, BLACKPOLE ROAD



**Unit J2a, Blackpole East, Blackpole Road,  
Worcester, WR3 8SG**



## **Warehouse premises with offices**

- 3,356 sq ft (311.86 sq m)
- Located in the established Blackpole East Trading Estate.
- Parking available
- Nearby trade counter operators
- Good access to national motorway network
- Use - Warehouse/Office
- GIA - 3,356 sq ft (311.86 sq m)
- EPC Rating E 106
- Rateable Value - £15,750
- Guide Rental - £18,500 pax



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# Warehouse with offices

## Location

The unit is located on Blackpole Trading Estate East approximately 3 miles to the North-East of Worcester City Centre. The estate benefits from good road connections to the national motorway network with Junction 6 of the M5 approximately 2.5 miles to the East via the A449 and A38 with routes to Kidderminster, Evesham and Droitwich are also easily accessible from the unit. Nearby trade counter occupiers on the estate include Hayley and Worcester Electrical Distributors Ltd along with the newly constructed Arrow XL distribution warehouse.

## Description

The property comprises an industrial/warehouse unit of steel frame construction under a pitched roof with brick elevations. The warehouse provides a minimum eaves height of 5 metres increasing to 6 metres at the apex. Access is provided by a roller shutter door at the rear, or pedestrian access via the offices at the front. The office provision extends to two open plan offices with w/c and kitchen facilities included. The building has recently been refurbished to a high standard including full redecoration, installation of both double glazing and LED lighting throughout the whole building.

Externally, parking is provided to the front of the building.

## Accommodation

Description	Sq M	Sq Ft
Warehouse	241.78	2,602
Offices	70.08	754
<b>Total</b>	<b>311.86</b>	<b>3,356</b>

## Guide Rental

£18,500 per annum exclusive

## Tenure

The property is available To Let by the way of a new formal FRI business lease, subject to satisfactory references.

## Insurance

The Landlord insures the property and recovers the cost from the Tenant.

## Business Rates

Rateable Value £15,750

Rates Payable £7,733.25

2019/2020 Rates Payable 49.1p in the £

## Services

We understand that mains services are available to the property, namely mains water, drainage, electricity and gas.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas and security of the estate. Further details are available from the agent.

## EPC

This property has an energy Performance Rating of E106.

## References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3/6 month deposit subject to covenant strength.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

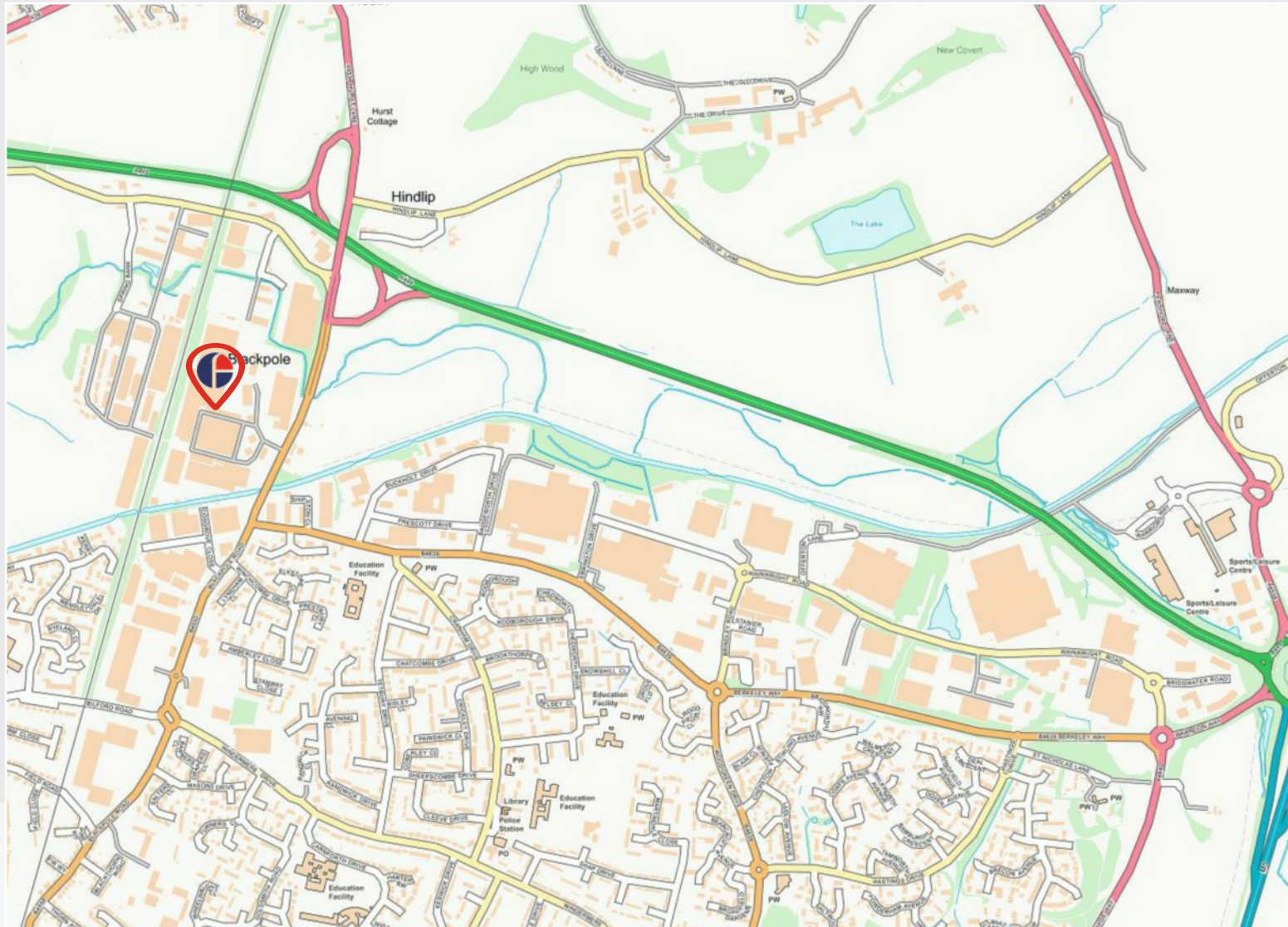
## Viewings

By prior arrangement with the agent.





Licence Number - 100022432 - Not to Scale

# UNIT J2a, BLACKPOLE EAST, BLACKPOLE ROAD



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**Approximate Travel Distances**

**Locations**


- Worcester City Centre 3 Miles
- Birmingham 28 Miles
- London 129 Miles

**Sat Nav Post Code**

- WR3 8SG

**Nearest station**

- Worcester Shrub Hill 2 Miles

**Nearest Airports**

- Birmingham Int 34.7 Miles



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