



**UNIT 62**  
**BLACKPOLE**  
**TRADING ESTATE**

Worcester • WR3 8ZJ

INDUSTRIAL / DISTRIBUTION UNIT

# To Let or For Sale

82,945 sq ft (7,706 sq m)

From 10,000 sq ft (929 sq m) upwards

- Primary Distribution and Manufacturing Location
- Single bay detached unit
- 5 level access loading doors
- Easy access for J6 M5 (2 miles)





### LOCATION

The property is situated on the Blackpole Trading Estate which is the primary distribution and manufacturing location in Worcester and is located 2.5 miles north east of the City Centre. The area is well located and served by the A449 which links to J6 of the M5 two miles to the east.

The location has attracted a number of well known occupiers including DHL, Arrow XL, Froude, Aeromet and 8D Closures.

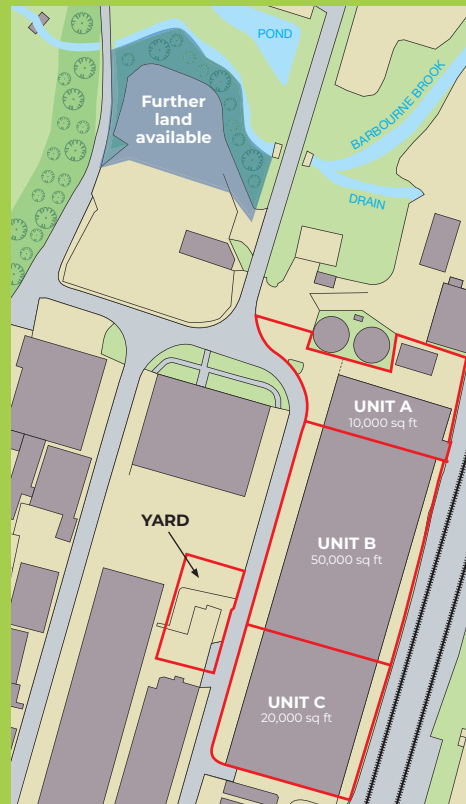
### DESCRIPTION

The property comprises a single bay detached industrial unit bounded by the Estate Road to the west and the railway line to the east, with yard areas to the north and west. The building has varying eaves heights and integral two storey offices to the western elevation.

The specification of the unit includes:

- 5 – 5.8 m eaves
- 5 level access loading doors
- Concrete service yard and separate car park for 35 cars
- Lighting throughout

The two storey office accommodation is fitted to a good specification with perimeter trunking, carpet covered concrete floors, suspended ceilings with recessed lighting and gas fired central heating.



### SITE

The main site extends to 2.17 acres with an additional 0.25 acre yard opposite. The total site area is 2.82 acres with a site density of 65%.

There is an additional area of land to the north east of the property but still on the Blackpole Estate and which extends to 0.6 acres and could be made available by separate negotiation.

### ACCOMMODATION

Warehouse	7,313 sq m	78,719 sq ft
Offices	393 sq m	4,226 sq ft
<b>Total</b>	<b>7,706 sq m</b>	<b>82,945 sq ft</b>

### OPPORTUNITY

#### OPTION 1 –

To Let or For Sale as a whole

#### OPTION 2 –

To Let in smaller refurbished terraced units from 10,000 - 50,000 sq ft (as shown on the adjacent site plan which is indicative only).

### RENT/PRICE

Available upon application

### RATES

Rateable value £255,000  
Rates payable £128,520



### VIEWING

For further information or to view contact:

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