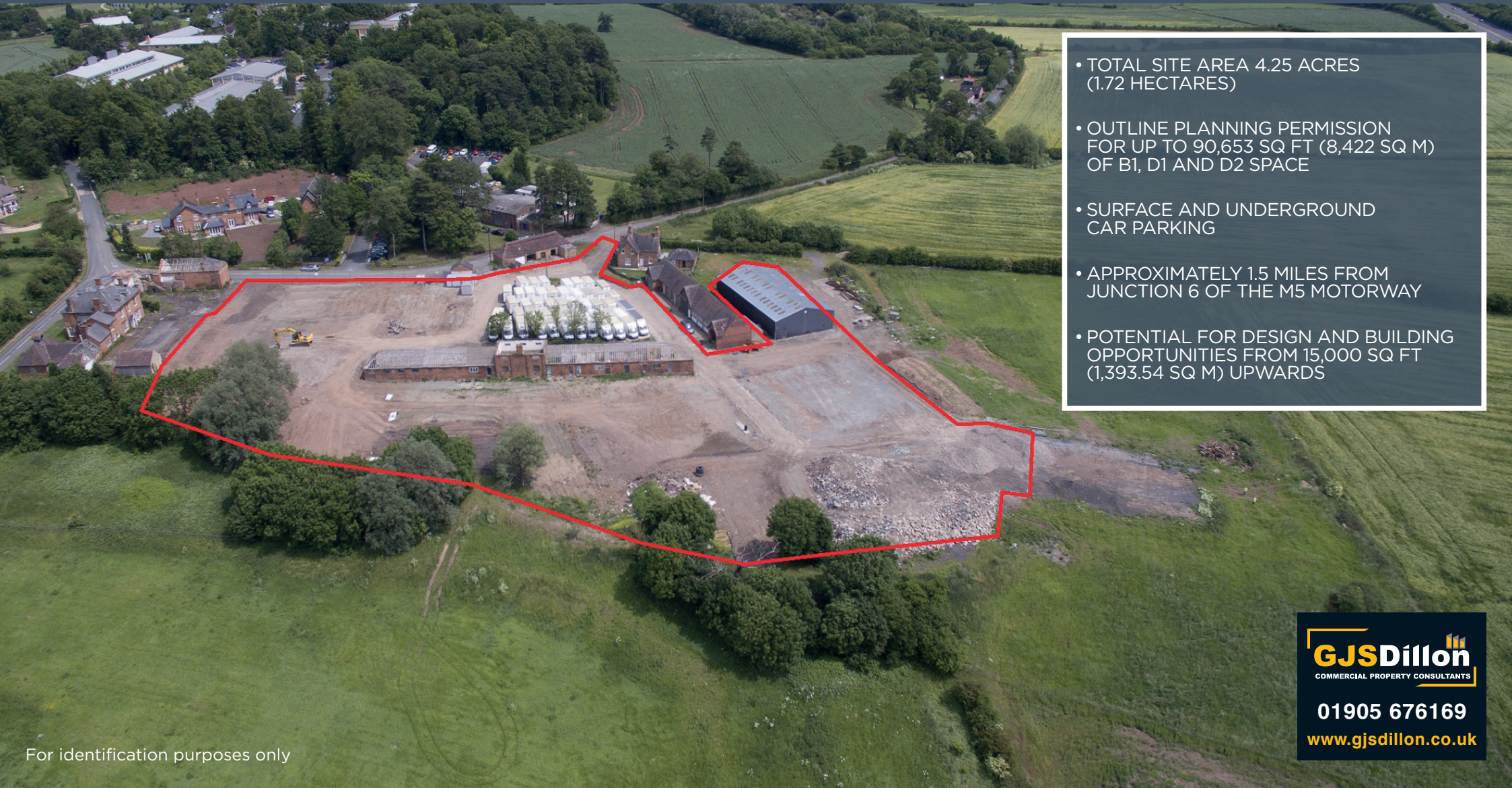


- FOR SALE -

# A MAJOR NEW WORCESTER BUSINESS PARK SITE

## IDEALLY SUITED FOR OFFICE, HEALTH AND LEISURE USES



- TOTAL SITE AREA 4.25 ACRES (1.72 HECTARES)
- OUTLINE PLANNING PERMISSION FOR UP TO 90,653 SQ FT (8,422 SQ M) OF B1, D1 AND D2 SPACE
- SURFACE AND UNDERGROUND CAR PARKING
- APPROXIMATELY 1.5 MILES FROM JUNCTION 6 OF THE M5 MOTORWAY
- POTENTIAL FOR DESIGN AND BUILDING OPPORTUNITIES FROM 15,000 SQ FT (1,393.54 SQ M) UPWARDS

For identification purposes only



HINDLIP COURT BUSINESS PARK, WORCESTER WR3 8SS



LOCATION

The site is accessed off Hindlip Lane which is located approximately midway between the A4536 (Hurst Lane) and the A4538 (Persore Lane) with junction 6 of the M5 motorway being 1.5 miles distant. Worcester city centre is situated approximately 3 miles to the west, Birmingham city centre is situated approximately 25 miles to the north and Cheltenham city centre is situated approximately 26 miles to the south.

Worcester city centre has an urban area population of circa 95,000 and the County of Worcestershire has a district wide population of circa 560,000.

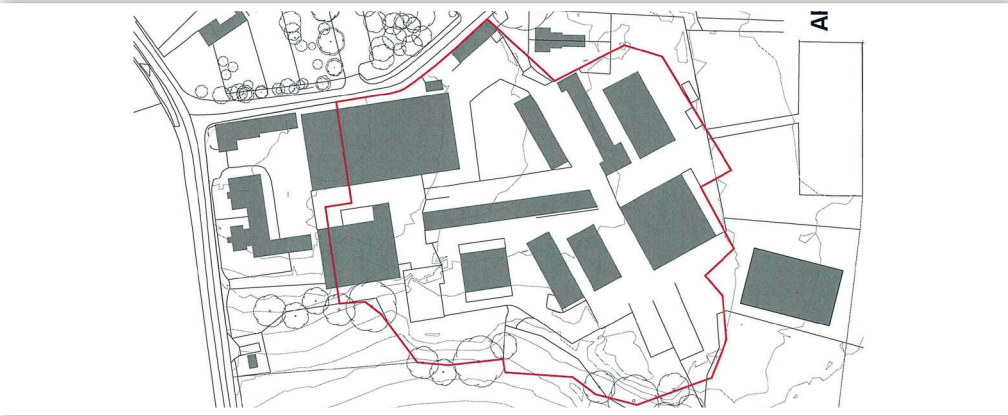
DESCRIPTION

The site was the historic home of Hindlip Agricultural College and it is proposed that three of the original buildings that have an architectural interest will be retained and extended with total new build elements creating a modern business environment with small, medium and large scale flexible commercial premises with ample on site car parking, a delightful rural outlook whilst at the same time having excellent road communication links due to the site's close proximity to the motorway network.

TENURE

The site is available freehold with a guide price of £2,250,000 however the current owner will consider design and build and pre-let opportunities and will provide a bespoke building to an agreed specification on behalf of occupiers.

The site is suitable for Class B1 (Office and Light Industrial Premises), Class D1 (Medical and Educational Facilities – clinics, health centres, creches, day nursery, day centres, schools, galleries, museums, libraries, places of worship etc) and Class D2 (Assembly or Leisure – cinemas, music/concert halls, bingo and dance halls or other indoor or outdoor sports etc).



Location	Distance	Travel Time
Birmingham	25 miles	40 minutes
Hereford	23 miles	1 hour
Cheltenham	26 miles	38 minutes
Central London	130 miles	2 hours 30 minutes
Birmingham Airport	33 miles	40 minutes

VIEWING AND FURTHER INFORMATION

For further information, or if you wish to arrange an inspection, please contact:

John Dillon: johndillon@gjsdillon.co.uk

01905 676169 / 01527 872525

www.gjsdillon.co.uk

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

