

NUNNERY PARK

TO LET UNITS 10, 11 & 12

NUNNERY WAY
WORCESTER
WR4 0SX

Available to occupy Q1 2020



NEW HIGH QUALITY INDUSTRIAL / DISTRIBUTION UNITS

Unit 10: 48,000 sq.ft - Unit 11: 19,010 sq.ft - Unit 12: 27,535 sq.ft



NUNNERY PARK



This is a computer generated image and details may vary

A PRIME INDUSTRIAL AND DISTRIBUTION SITE

Conveniently located equidistant between junctions 6 & 7 of the M5, Nunnery Park provides a range of high quality warehouse opportunities.



ACCESSIBLE LABOUR
OVER 55,000 WORKFORCE
WITHIN 5 MILES



HIGH PROFILE
PRIME LOCATION



POWER AVAILABILITY
UP TO 275KVA



ON-SITE AMENITIES INCLUDING
RESTAURANT, PUB, PETROL STATION
& CONVENIENCE STORE



MOTORWAY ACCESS
1.5 MILES FROM JUNCTIONS
6 & 7 OF THE M5



24 HOUR ACCESS

UNITS 10 - 12

UNITS 10 - 12 PROVIDE AN EXCLUSIVE OPPORTUNITY TO OCCUPY BRAND NEW INDUSTRIAL / DISTRIBUTION ACCOMMODATION, RANGING FROM 19,010 - 48,000 SQ.FT IN A PRIME LOGISTICS LOCATION WITH EXISTING AMENITIES ON SITE.



M5

A44

UNIT 12

UNIT 11

UNIT 10

Absolutely Fabulous Flooring

Edmundson Electrical

Auto Support

Greene King Pub

Supra UK

Petrol Filling Station

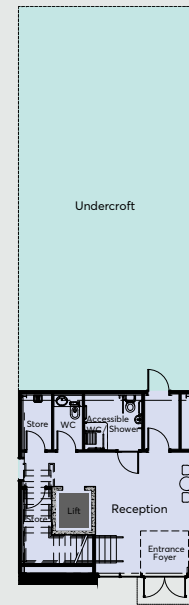
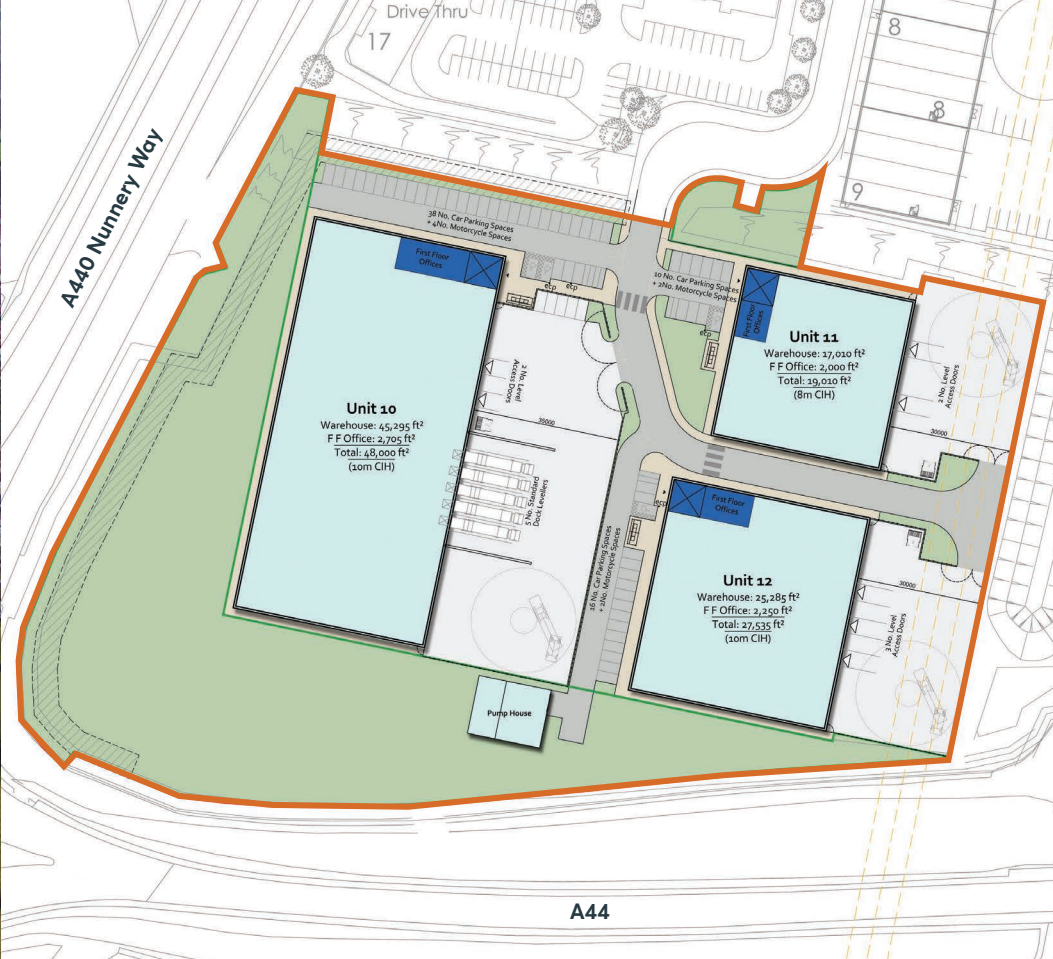
Greggs & Budgens

KFC

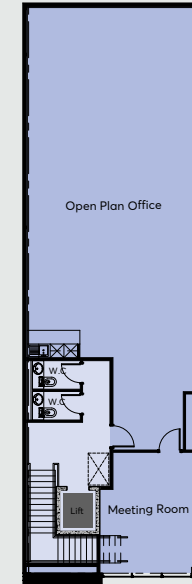
UK Storage Company

A440 Nunnery Way

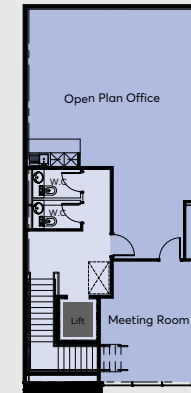
ACCOMMODATION



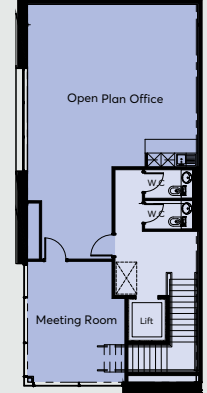
Ground Floor Core
(All Units Illustrative)



Unit 10
First Floor Office



Unit 11
First Floor Office



Unit 12
First Floor Office

NUNNERY PARK

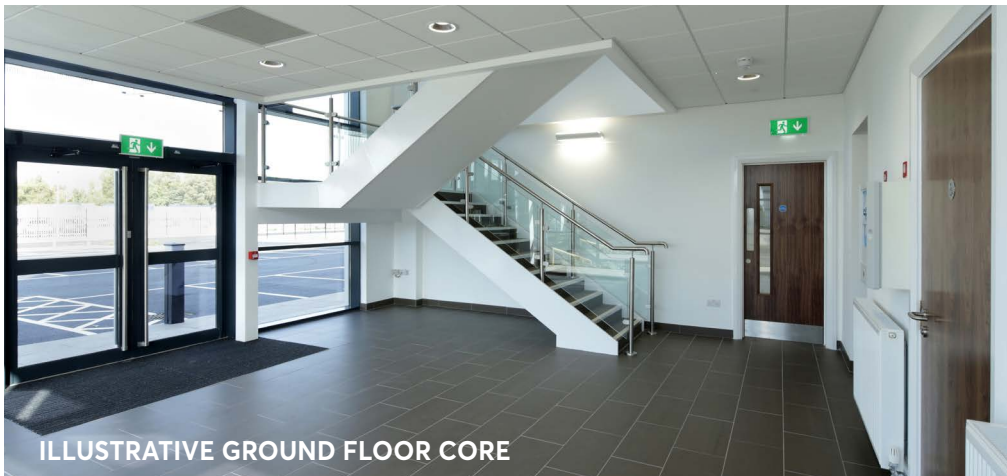


ACCOMMODATION

	Warehouse (sq.ft)	Office (sq.ft)	TOTAL (sq.ft)	Dock Level Doors	Level Access Doors	Haunch Height	Floor Loading (kN/m ²)	Yard Depth	Car Parking	Motorcycle Parking	Power
Unit 10	45,295	2,705	48,000	5	2	10m	50	35m	38	4	275kVA
Unit 11	17,010	2,000	19,010	-	2	8m	50	30m	10	2	165kVA
Unit 12	25,285	2,250	27,535	-	3	10m	50	30m	16	2	200kVA



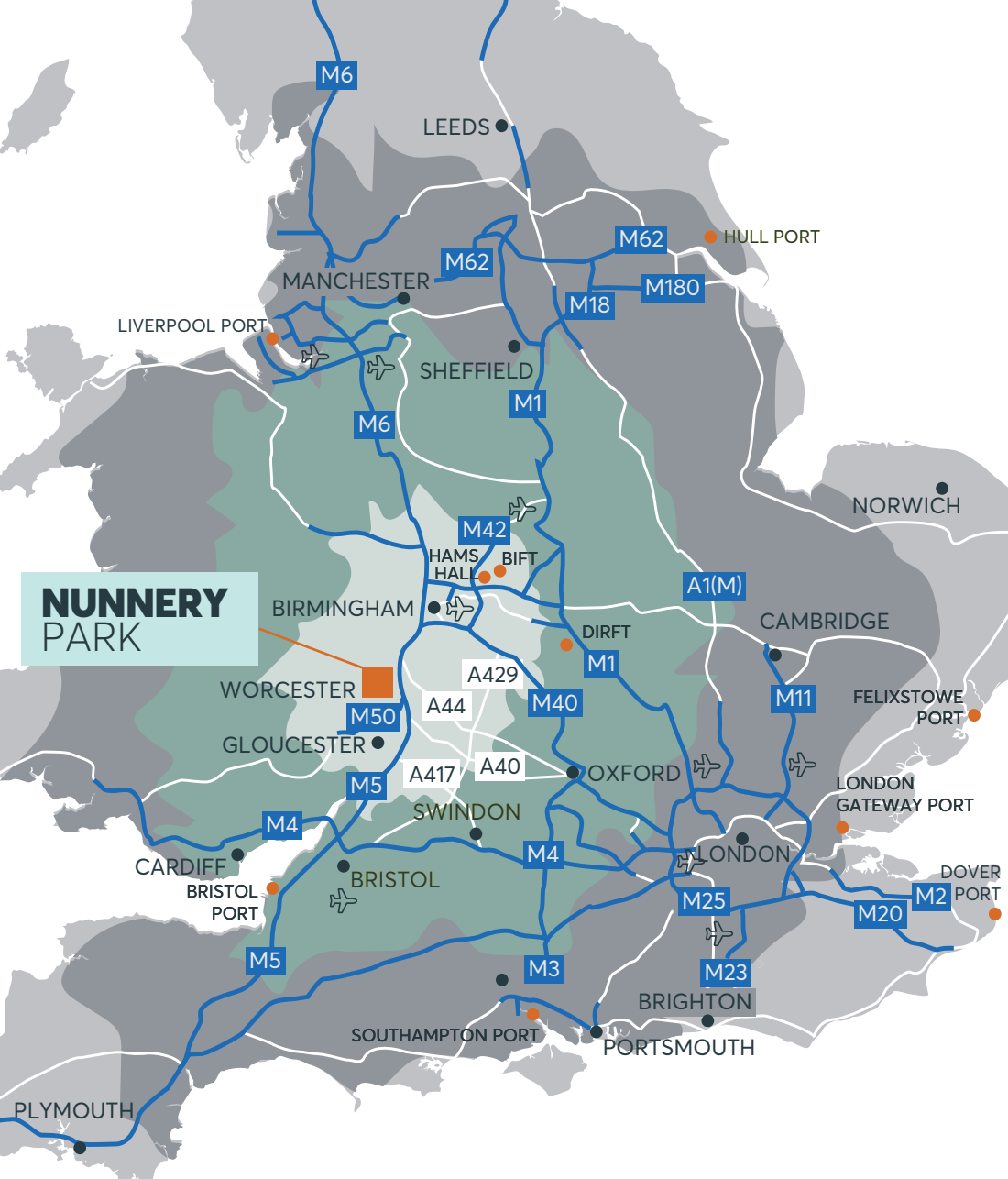
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ILLUSTRATIVE GROUND FLOOR CORE



ILLUSTRATIVE WAREHOUSE



NUNNERY PARK

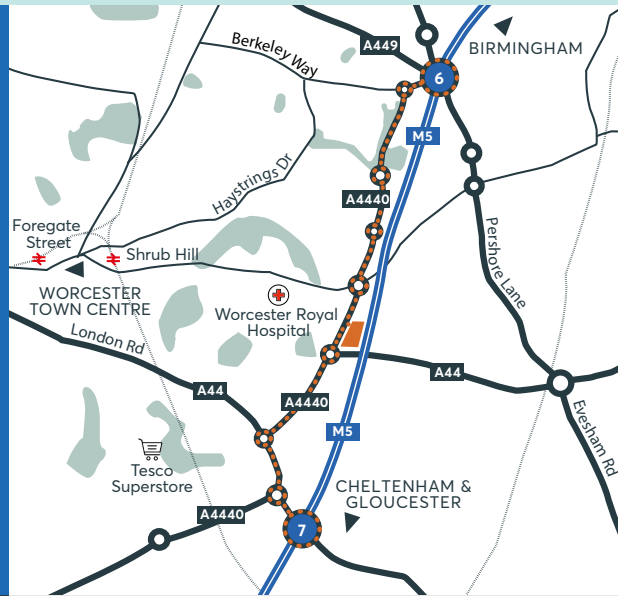
- **NUNNERY PARK**
- Ports / Rail Freight Terminals
- 1 Hours Drive
- 2 Hours Drive
- 3 Hours Drive
- 3+ Hours Drive

NUNNERY PARK

WORCESTER, WR4 0SX

J6 & 7 of the M5	1.5 miles	4mins
Birmingham	28.2 miles	40mins
Bristol	61.6 miles	1hr
Cardiff	88.6 miles	1hr 25mins
Manchester	107 miles	2hrs
Southampton	117 miles	2hrs
London	129 miles	2hrs 10mins
Leeds	147 miles	2hrs 20mins

Source: Google Maps



PLANNING

Units 10-12 have full planning approval for employment uses falling within use classes B1c, B2 & B8.

ACCESS

The units have 24/7 unrestricted hours use.

TERMS

St. Modwen will lease units to occupiers for a term to be agreed. The leases will be in standard form on a full repairing and insuring basis.

FOR FURTHER INFORMATION

Please contact the joint sole agents:

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