

GREAT WESTERN BUSINESS PARK

 **ST.MODWEN**
THE UK'S LEADING REGENERATION SPECIALIST



For Sale/ To Let

Industrial/ Warehouse premises

Phase 3, Great Western Business Park, Tollandine Road, Worcester WR4 9PT

greatwesternbusinesspark.co.uk

GREAT WESTERN BUSINESS PARK

- Phase 3 - FINAL PHASE
- Sizes from 5,721 sq ft up to 31,309 sq ft
- Edge of City location
- Situated on an established modern Business Park
- Available For Sale or To Let

Description

Phases 1 and 2 of the Park comprise a total of 25 high specification warehouse/industrial buildings, all of which are fully occupied.

Phase 2 was recently completed which comprises a new Fire Station for Hereford and Worcester Fire and Rescue Service together with a terrace of trade counter buildings.

Phase 3 has now completed. Within this phase, a purpose built builders merchant has been handed over to Travis Perkins.

This leaves ten warehouse/industrial trade counter units of approximately 65,000 sq ft in total. Four of these have been sold to Herefordshire and Worcestershire Group Training Association leaving six buildings available.



Location

Great Western Business Park is a 23 acre business park located within half a mile of Worcester City Centre, yet only 3 miles from Junctions 6 and 7 of the M5 motorway and within a short walk of Shrub Hill Train Station.

Existing occupiers

- Toolstation
- Euro Car Parts
- Andrew Page
- Crown Paints
- Benchmarx
- Material Solutions
- Storage King

Specification

- 24 hour CCTV monitoring
- 30 kN/m2 floor loading
- Managed estate
- Designated parking

Terms

The new units will be available either To Let or For Sale on a long leasehold basis.

Price

£95 per sq ft

Rental

£6.50 per sq ft, per annum

Accommodation

Block 800

Unit 801	2,937 sq ft	273 sq m
Unit 802	2,921 sq ft	271 sq m
Unit 803	4,143 sq ft	385 sq m
Total	10,001 sq ft	929 sq m

Block 900

Unit 901	5,765 sq ft	536 sq m
Unit 902	5,765 sq ft	536 sq m
Unit 903	7,686 sq ft	714 sq m
Total	19,216 sq ft	1,785 sq m

Block 1000

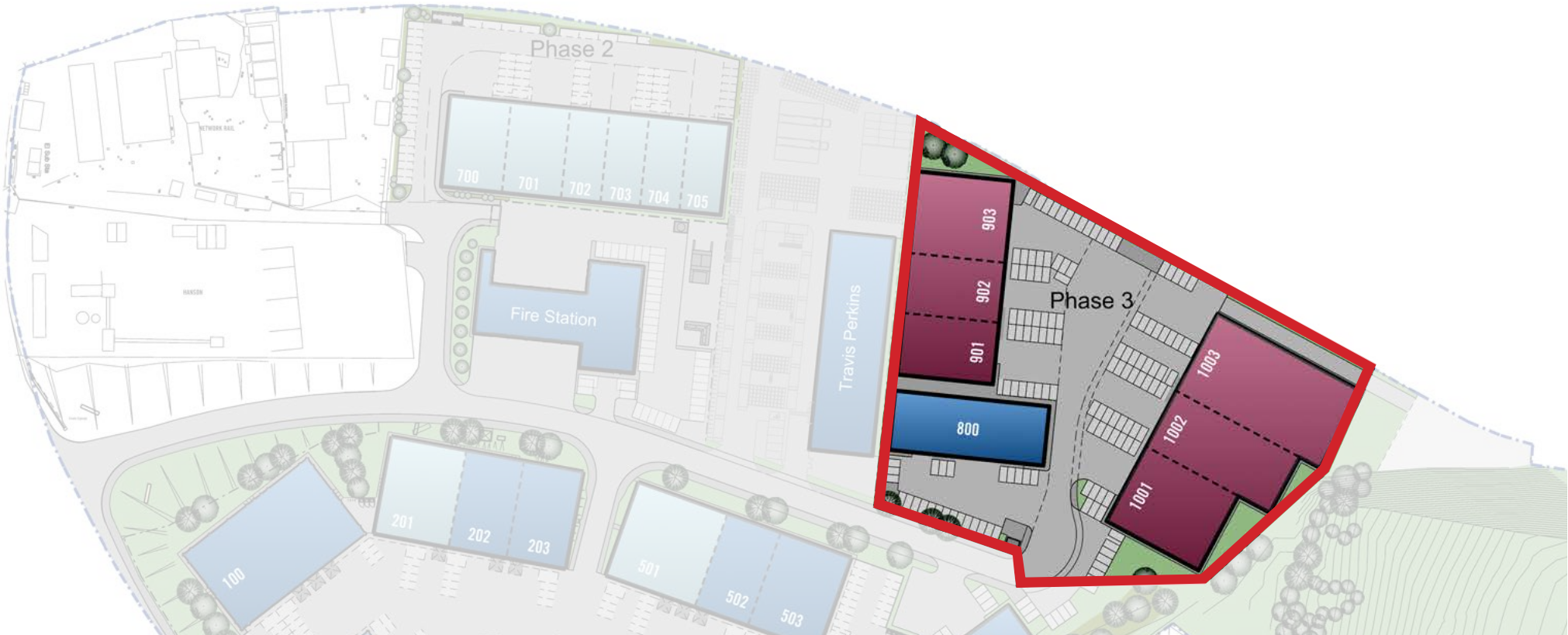
Unit 1001	8,759 sq ft	814 sq m
Unit 1002	8,857 sq ft	823 sq m
Unit 1003	13,805 sq ft	1,283
Total	31,420 sq ft	2,919 sq m

Block 1100

Unit 1100	3,733 sq ft	347 sq m
Total	4,221 sq ft	392 sq m

The Units are available either individually as detailed above or alternatively combined.

Masterplan





Sat Nav WR4 9PT



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MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these Particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967, October 2016.

The Developer

St. Modwen is the UK's leading regeneration specialist and an expert in brownfield renewal.

The company operates across the full spectrum of the property industry from a network of seven regional offices, a residential business and through joint ventures with public sector and industry leading partners.

St. Modwen's customers include a range of high quality global occupiers including Screwfix Direct, Pets at Home and Glen Dimplex.

