



Berkeley
BUSINESS PARK

Industrial/ Warehouse Unit

21,111 ft² (1,961 m²)

Wainwright Road, Worcester WR4 9FA

Unit 3 To Let



Energy Performance Certificate (EPC)

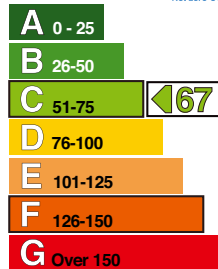
Energy Performance Certificate (Ref): 0980-0032-0309-5393-8006

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



Less energy efficient

Technical Information

Main heating fuel:
Grid Supplied Electricity

Building environment:
Heating and Natural Ventilation

Total useful floor area
(m²): 2,191

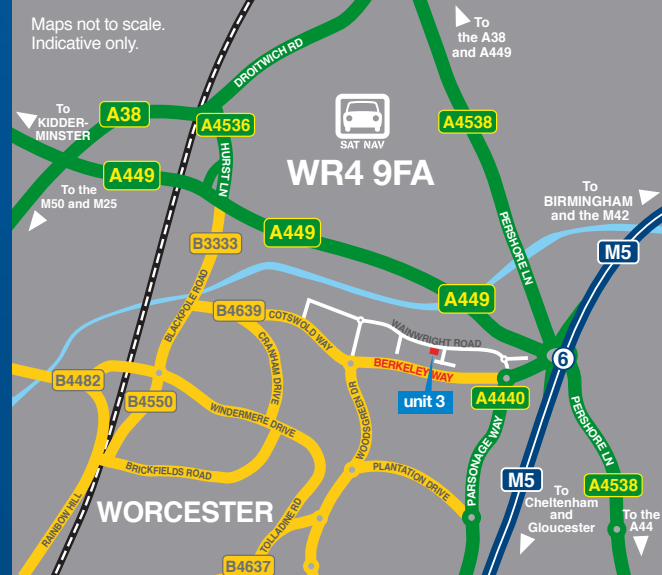
Building complexity
(NOS level): 3

Building emission rate:
(kgCO₂/m²): 59.13

Benchmarks

27 If newly built

71 If typical of the
existing stock



Location

Berkeley Business Park is an established business park within half a mile of J6 of the M5 and 2 miles north of Worcester City Centre. The location affords excellent access to the national motorway network, Worcester City Centre and Birmingham City Centre, approximately 30 miles to the north.

Description

The building provides a single storey modern warehouse unit, part brick and part profile metal sheet elevations and a vaulted roof with inset roof lights. The unit was constructed in 1997. Amenities include;

- Eaves height 6m/apex height 9.1m
- Two level access doors
- Suspended halogen lighting & heating to warehouse
- Secure, self-contained yard (maximum depth 45m)
- 24/7 access and operation.
- 39 car parking spaces

The ground floor offices include a carpeted concrete floor, suspended ceilings with inset fluorescent lighting and perimeter trunking. The office accommodation includes a main office and conference room, entrance lobby, canteen, male/female and disabled toilets.

Accommodation	M ²	FT ²
Warehouse	1,671	17,994
Ground Floor Office	290	3,117
Total	1,961	21,111
First Floor Mezzanine	290	3,117

Services

The building is connected to mains electricity gas and water. None of the services or plant and machinery has been tested and therefore occupiers should satisfy themselves that they are suitable and in good working order.

Lease Terms

The unit is available on a new flexible lease on a full repairing and insuring basis, terms to be agreed.

Rates

The building has an adopted Rateable Value of £95,000 in 2010 List which equates to Rates Payable of £43,510 for 2012/13.

VAT

All figures are quoted exclusive of VAT which is payable on the rent and all other outgoings associated with the lease.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Legal Costs

Each party is to be responsible for their own reasonable legal costs.

Viewing

Strictly by prior arrangement with the agents:



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