

TO LET

UNIT 9 VENTURE BUSINESS PARK & ADJOINING REAR YARD
WEIR LANE, WORCESTER, WR2 4AY



**TRADE COUNTER / INDUSTRIAL
WAREHOUSE WITH SECURE YARDS**

13,368 sq ft (1,241.94 sq m) (Approx. Total Gross Internal Area)

- Popular industrial/warehouse/trade location
- Close to city centre & Motorway access
- Secure yards to front & rear

LOCATION

The property is located on the Venture Business Park off Weir Lane in the Lower Wick area of the City of Worcester and is surrounded by other industrial/warehouse/trade properties.

Worcester City Centre is approximately 1-mile North via Bromwich Road and National Motorway access is provided at Junction 7 of the M5 approximately 4 miles distant.

DESCRIPTION

The property comprises a semi-detached three-bay industrial Warehouse unit with an enclosed yard to the front and rear and carparking to the side.

The unit is of steel truss construction with pitched roofs incorporating roof lights, part brick/block and clad elevations and a concrete floor.

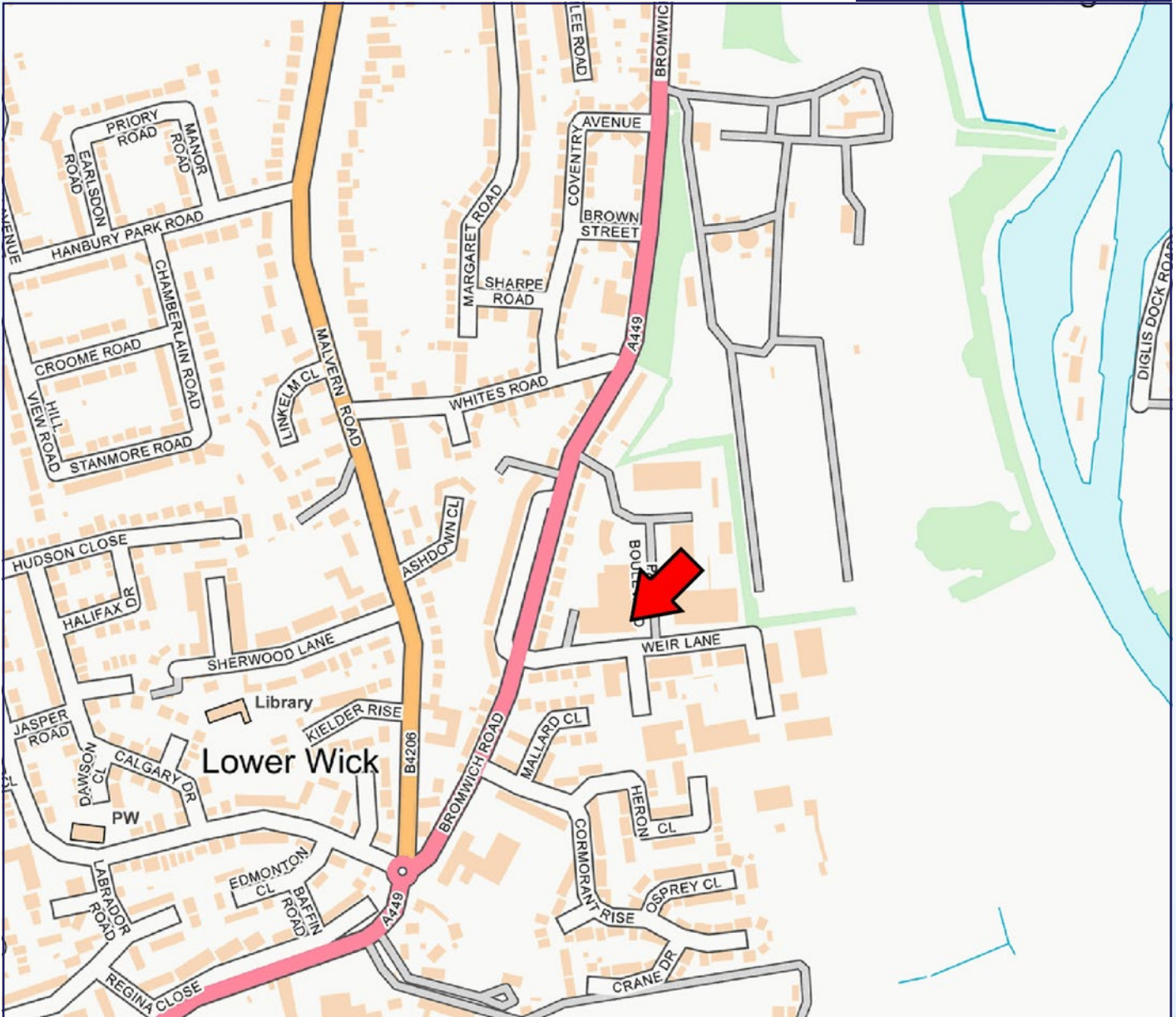
A pedestrian access is provided to the left bay leading to a former trade counter area with suspended ceilings incorporating recessed lighting and part vinyl and carpet flooring. Double doors to the right provide access to the warehouse area which benefits from strip lighting, an eaves height of approximately 3.9 metres and two electric roller shutter doors to the front elevation (3.8 m x 4.2 m). In addition, W.C and kitchen facilities are provided in the right bay.

To the front of the property, a secure enclosed concrete yard for storage and loading is provided with gated access directly from Weir Lane.

To the left side of the property, car parking is provided with a pedestrian gate from the car park to the above mentioned secure enclosed yard.

To the rear of the property, a further secure enclosed yard is provided with gated access directly from the car park.

POSTCODE: WR2 4AY



ACCOMMODATION

	SQ M	SQ FT
Trade counter	227.52	2,449
Warehouse	1,014.42	10,919
TOTAL Approx. Gross Internal Area	1,241.94	13,368

The total site area is approximately –

Unit 9 & front yard: 0.443 acres/0.179 hectares

Rear yard: 0.068 acres / 0.027 hectares

TENURE

The Unit 9 & front yard are held on a lease dated 12th September 2007 for a term of 20 years from this date.

The tenant may determine the lease on any 5th anniversary.

The property is therefore available by way of a sub-lease or assignment. There may be a surrender and new lease option.

The yard to the rear of Unit 9 is held on a lease dated 1st December 2014 and ending on 30th November 2021.

The yard is therefore also available by way of a sub-lease or assignment. There may be a surrender and new lease option.



RENTAL

The passing rent for Unit 9 and the front yard is £54,000 per annum (exclusive) and is to be reviewed every 5th anniversary of 12th September 2007.

The passing rent for the rear yard is £1,690 per annum (exclusive).

BUSINESS RATES

Rateable Value (2017):

Unit 9: Warehouse & premises - £31,250

R/O Unit 9: Land used for storage - £3,100

EPC

TBC

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: W977 Date: 09/20

Harris Lamb Limited Conditions under which particulars are issued.

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(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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