



GUIDE PRICE
£1,200,000



CAR PARKING
21 spaces



EPC RATING
C



Bradbury House, Unit 8, Berkeley Business Park
Wainwright Road, Worcester, WR4 9FA

Freehold | Two Storey Detached Office with parking | 6,962 Sq Ft (646.87 Sq M)



FOR SALE



Location

Berkeley Business Park is an established business park within half a mile of J6 of the M5 and 3.5 miles north of Worcester city centre. The location affords excellent access to the national motorway network, Worcester City Centre and the Birmingham area. Nearby occupiers include: Worcester Bosch, Sainsburys, Yamazaki Mazak UK Ltd, Gtech, Southco, Eastbrook, Transmec, Mira Showers and DHL.



Description

The property comprises a detached two-storey office building with brick elevations with double glazed windows and pitched tiled roof.

Internally the building is arranged as a typical office building with reception area, a number of open plan areas and individual meeting rooms over ground and first floors. The property benefits from gas fired central heating, passenger lift, dado network trunking, air filtration system, suspended ceilings and additional storage in the roof space.

Externally the property benefits from a self-contained car park with 21 spaces, together with a rear yard area which could be utilised as additional car parking.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	3,515	326.55
First	3,447	320.23
Total	6,962	646.78
Additional Loft Stores	1,580	146.78



Amenities



Meeting Room



Lift



Kitchen



Parking



24/7 Access



Motorway - J6 of
M5



Further information

Guide Price

£1,200,000 exclusive of VAT.

Tenure

The property is offered on a freehold basis and will be sold with vacant possession upon completion.

Business Rates

Rateable Value: £110,000
2023/2024 Rates Payable 51.2p in the £.

Services

We understand that mains services are available to the property.

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 purchaser is advised to obtain verification from their solicitor or surveyor.

EPC

Energy Performance Rating C.

Legal Costs

Each party to bear their own costs in respect of this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

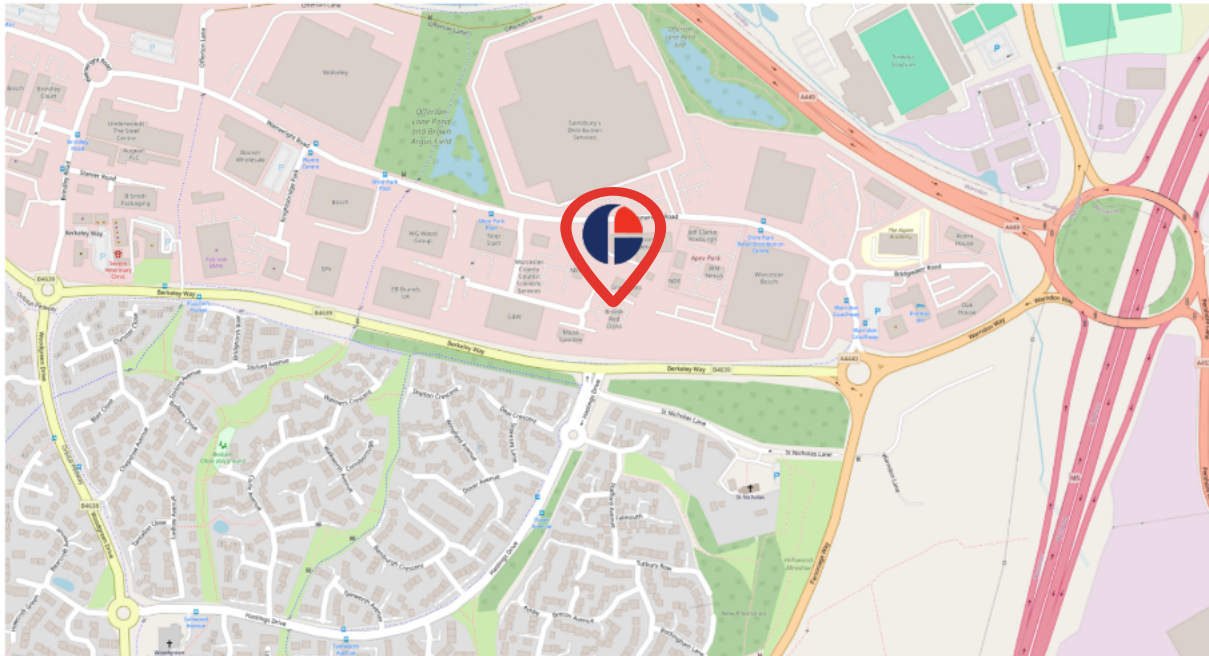
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

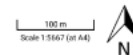
VAT may be applicable and interested parties should make enquiries ahead of submitting any offer.



Bradbury House, Unit 8, Berkeley Business Park, Worcester



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Approximate Travel Distances



Locations

- Junction 6 M5 - 0.5 miles
- Junction 7 M5 - 4 miles
- Worcester city centre - 3.5 miles



Nearest Station

- Shrub Hill - 3 miles



Nearest Airport

- Birmingham International - 32.4 miles



Viewings



Lauren Allcoat



01905 728 449



07738 981 480



lauren.allcoat@fishergerman.co.uk



Richard Tomlinson



01905 728 432



07967 195 147



richard.tomlinson@fishergerman.co.uk

fishergerman.co.uk

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Particulars dated February 2024. Photographs dated February 2024.

