

Unit 11 & Unit 33

Great Western Business Park
McKenzie Way, Worcester, WR4 9GN

Leasehold
Industrial/Warehouse/Trade Counter Units

8,533 & 13,805 Sq Ft (793 & 1,282 Sq M)



To Let



Key information



Rent

Unit 11: £110,929 pax

Unit 33: £179,465 pax



Rateable Value

Unit 11: £51,000

Unit 33: £88,500



EPC Rating

Unit 11: D

Unit 33: A

Great Western Business Park

Description

Great Western Business Park is a 23 acre park which benefits from a prime location with excellent connectivity.

It is approximately 3 miles distant from Junctions 6 & 7 of the M5 and a short walk from both Shrub Hill train station and Worcester city centre.

The buildings are constructed to a high specification, including:

- Clear span portal frame.
- Excellent natural light.
- 6m to eaves.
- 37 kn/m2 floor loading.
- Electrically operated roller shutter door.
- Designated parking.
- 24 hour CCTV monitoring.
- Managed Estate.

Great Western Business Park is home to a number of household names including Travis Perkins, Euro Car Parts, Toolstation, Plumbase, GFS Car Parts, Storage King, Crown Decorating Centre and Electric Center.

Location

Great Western Business Park is situated off Tolladine Road (B4637) within half a mile of Worcester city centre and 3 miles from Junction 6 and 7 of the M5, and a short walk from Shrub Hill train station.

Accommodation

Description	Sq Ft	Sq M
Unit 11	8,533	793
Unit 33	13,805	1,282

Locations

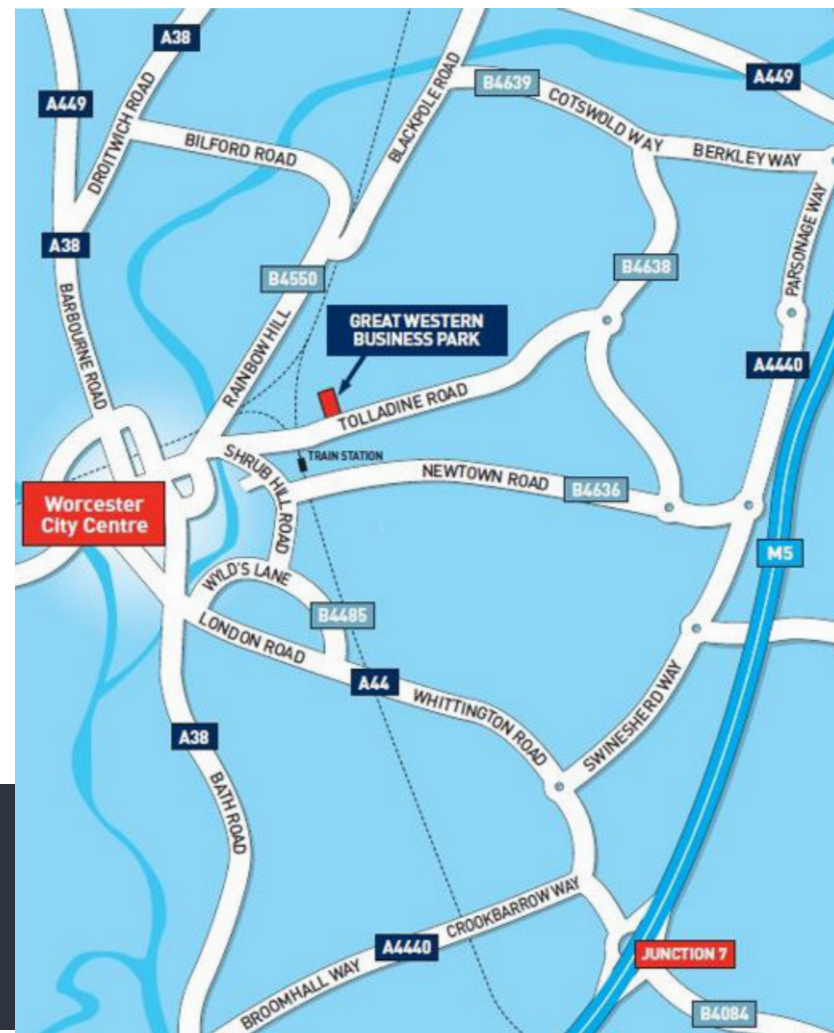
J7 M5: 2.8 miles
J6 M5: 3.0 miles
Birmingham: 37.9 miles

Nearest station

Worcester Foregate Street: 1.2 miles
Worcester Shrub Hill: 0.7 miles

Nearest airport

Birmingham International: 34.3 miles



Further information

Rent

Unit 11: £110,929 per annum exclusive of VAT.

Unit 33: £179,465 per annum exclusive of VAT.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Unit 11: Rateable Value £51,000

Unit 33: Rateable Value £88,500

2025/2026 standard multiplier 55.5p.

Planning

The buildings have consent for B1, B2 and B8 Uses.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

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

Services

We understand that mains services are available to the property namely mains water, electricity, gas, and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

Unit 11: EPC rating is D.

Unit 33: EPC rating is A.

Service Charge

A service charge is levied upon occupiers to recover the cost of management and upkeep of the estate.

Anti Money Laundering

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

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement.





Units 11 & 33, Great Western Business Park

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated June 2025.



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