



TO LET/MAY SELL

**South Works
Bromyard Works
Bromyard Road
Worcester
WR2 5EG**

- Site area 4.01 acres (16,247 sq m)
- 104,625 sq ft 9,720 sq m

TO LET/MAY SELL

LOCATION

The property is located on the west side of Bromyard Road, the A44 and is approximately 1.5 miles from Worcester City Centre.

ACCOMMODATION

The South Works consist of a series of buildings built from the 1940's to the 1960's and consists of a two storey head office building to the main frontage as well as a series of assembly buildings plus basements with ramped access and the site enjoys direct access to the A44.

Two Storey Offices	13,939 sq ft	1,295 sq m
Main Factory 1-3 Bays	33,745 sq ft	3,135 sq m
Basement	28,115 sq ft	2,612 sq m
Factory Bays 6-14	21,528 sq ft	2,000 sq m
Unit 15 Repair Shop	5,253 sq ft	488 sq m
Unit 6	2,045 sq ft	190 sq m
TOTAL	104,625 sq ft	9,720 sq m

Site Area	4.01 Acres	16,247 Sq m
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Price

Offers over £5,250,000

Rent

On application

RATEABLE VALUE

At present the property has a combined rateable value with the North Works complex and does not currently have a single assessment relating to the South Works alone.

EPC

Bay 16 – South D 86
Carpenters office – D 85
Shipping Office – D 88
Switch Room – E 110
Two Storey Offices – D 85
Bays – 1 – 5 F -132
Bays 6 – 14 G 196



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PLANNING

The property was previously utilised for the manufacturing of mining equipment with ancillary offices, research facilities and warehouse. We believe that the planning allocation was for B2 general industrial.

VAT

VAT is chargeable.

LEGAL COSTS

Each party will be responsible for its own legal costs involved.

VIEWING

All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

CONTACT

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Subject to Contract



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