



TO LET

NEW INDUSTRIAL UNITS

Range of Units at Daniels Farm, Vicarage Lane, Claines, Worcester, WR3 7RP



INDICATIVE IMAGE ONLY

1,000 -12,000 sqft

(92.9 - 1,114.83 sqm) Approx. Gross Internal Area

ELECTRIC ROLLER SHUTTER DOORS

THREE-PHASE ELECTRICITY

FLEXIBLE TERMS

24 HOUR MONITORED CCTV

ON-SITE PARKING

EXCELLENT TRANSPORT LINKS

CCTV SYSTEM INSTALLED





LOCATION

Daniels Farm is accessed off Vicarage Lane approximately 2 miles from Worcester city centre. The wider area is of mixed use comprising a variety of residential, shops, commercial units and eateries.

Occupiers within the immediate vicinity include Just Windows & Doors, Strike FX and Xhibeo Ltd. The estate benefits from excellent transport links with the A449, M5 and Worcester Foregate Street railway station close by.

DESCRIPTION

There are a range of brand new industrial / storage units available which are of steel portal frame construction with part blockwork walls. The units comprise an open plan workshop / storage area with access to shared on site W.C's. The units benefit from being finished to a high specification including polished concrete flooring, electric roller shutter door, three-phase electricity, LED lighting, on-site parking and CCTV system installed. Please note there is an option for W.C and office within the units upon request.

ACCOMMODATION

We have a range of units available from 92.9 sqm (1,000 sqft) to 1114.83 sqm (12,000 sqft).

Please note the property is a large terrace that can be split up to meet prospective tenants requirements. Please contact the agent for further information.

AVAILABILITY

The units are available on new full repairing and insuring lease terms to be agreed.

QUOTING RENT

From £1,160 plus VAT per month for 1,000 sqft.

EPC:

EPC Rating – To be assessed



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BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies; Rateable values: To be assessed Interested parties should make their own enquiries as to the amount of rates payable.

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Harris Lamb and prospective lessees must rely on their own investigations as to their existence and condition.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs incurred in any 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.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
Email: lauren.allcoat-hatton@harrislamb.com
Tel: 07586 632 441

Date: April 2026

SUBJECT TO CONTRACT



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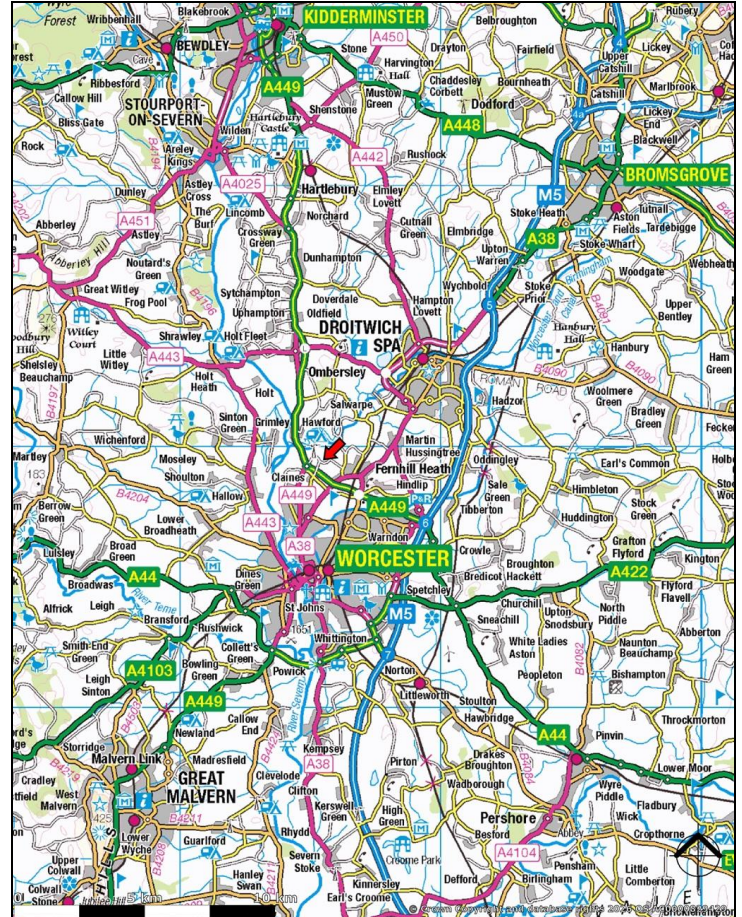
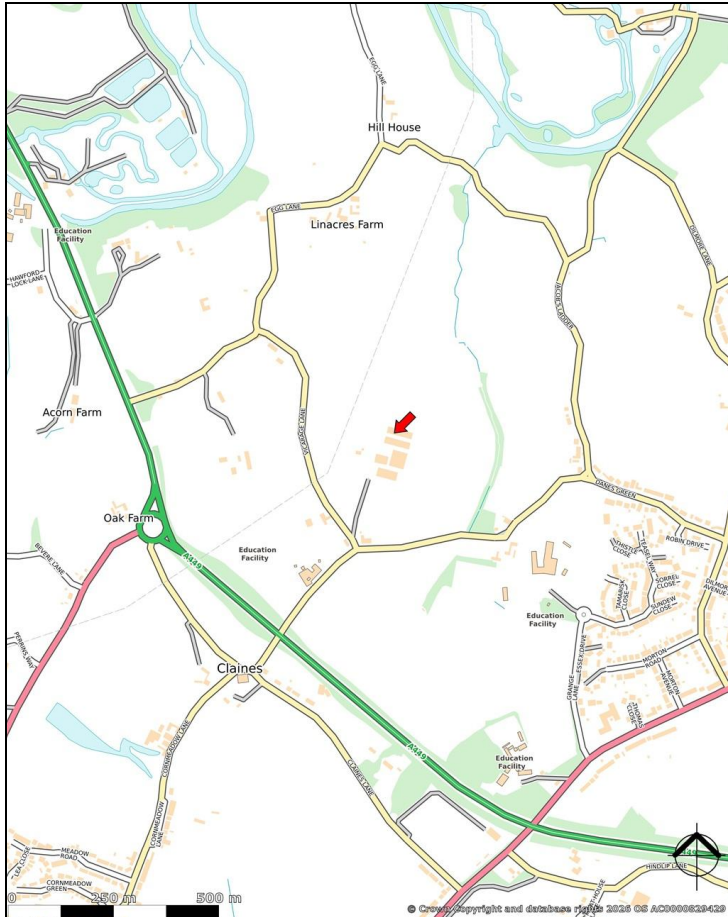




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Harris Lamb Limited Conditions under which Particulars are issued

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(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.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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