



TO LET

WAREHOUSE/ INDUSTRIAL UNIT WITH OFFICES

Unit 2 Gregory Mill Street Industrial Estate, Northbrook Close,
Worcester, WR3 8BP



1,470 sqft

(136.56 sqm) approx. Gross Internal Area

EXCELLENT LOCATION WITHIN 1 MILE OF WORCESTER CITY CENTRE

JUNCTION 6 OF THE M5 MOTORWAY 4.3 MILES DISTANT

AMPLE ON SITE PARKING

NEW LEASE AVAILABLE





LOCATION

Unit 2 Gregory Mill Street Industrial Estate is situated within an established commercial and industrial location approximately 1 mile north of Worcester city centre. The property benefits from excellent connectivity to the local and regional road network, with convenient access to the A449, A38 and Junction 6 of the M5 Motorway, providing links to the Midlands and beyond.

The surrounding area is home to a variety of industrial, warehouse and trade occupiers including Balmoral UK, Black Flag, Worcester Glass Centre, Malvern Medical Group, King Sheet Metal, Pears, and Signature Signs & Graphics. The location offers an attractive environment for businesses seeking readily accessible industrial and warehouse accommodation close to Worcester city centre and major transport routes.

DESCRIPTION

Unit 2 comprises a self-contained mid terrace industrial/warehouse unit of steel portal frame construction with brick and clad elevations beneath a mono-pitched roof incorporating translucent roof lights. The property provides open-plan warehouse accommodation with a concrete floor, roller shutter loading door and a minimum working height of approximately 3.7 metres.

The ground floor extends to approximately 1,258 sq ft (116.85 sq m) and includes warehouse space with WC facilities and tea point. A roller shutter door measuring approximately 3.2m (w) x 3.19m (h) provides loading access to the unit.

At first-floor level, there is a mezzanine floor providing office accommodation extending to approximately 212 sq ft (19.71 sq m)

Externally, the property benefits from a loading area and approximately four allocated car parking spaces to the front elevation.

The unit offers a practical combination of warehouse, storage and office space suitable for a variety of industrial, trade counter and business uses.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,258	116.87
First Floor Mezzanine Office	212	19.69
TOTAL GIA	1,470	136.56

AVAILABILITY

The subject property is available on a full repairing and insuring lease on terms to be agreed.

QUOTING RENT

£15,700 per annum, exclusive

SERVICE CHARGE

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



EPC:

EPC Rating D-96

BUSINESS RATES

Rateable Value (2026): £9,100

2026/2027 Rates Payable 43.2p in the £

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

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

LEGAL COSTS

Each party to bear their legal own costs in respect of this 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

Mob: 07586 632 441

Date: July 2026

SUBJECT TO CONTRACT



