

# FOR SALE

UNIT 74, BLACKPOLE TRADING  
ESTATE WEST, WORCESTER,  
WORCESTERSHIRE WR3 8TJ

Halls<sup>1845</sup>

COMMERCIAL



## Substantial Industrial Unit and Offices

Prominently located property on the Blackpole Trading Estate

Gross internal area 560 sq m (6,030 sq ft)

Location within 1 mile of Worcester centre

A rare freehold opportunity on the Industrial Estate

Close to J6 of the M5

Price: Offers in the region of £450,000 (exclusive)

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01905 677 400

## LOCATION

The property is situated on Blackpole Trading Estate West close to the junction with Hindlip Lane and the main A4536 Blackpole Road which is approximately one and a half miles from Junction 6 of the M5 motorway.

Worcester city centre is situated approximately 3 miles to the west, Birmingham city centre is situated approximately 25 miles to the north and Cheltenham city centre is situated approximately 26 miles to the south.

## DESCRIPTION

The accommodation is set within a two storey building, offering a total net internal floor area of 560 sq m (6,030 sq ft), the site extends to 0.21 acres (0.09 ha)

The property offers a large ground floor warehouse, accessed by two external roller shutter doors. Further ground floor accommodation includes W.Cs, kitchen/break room and reception/office.

The first floor offers several additional private offices, and ancillary storage.

## ACCOMMODATION

Floor	Description	Area m <sup>2</sup> /unit
Ground	Workshop	227.41
Ground	Workshop	162.57
Ground	Office	40.43
Ground	Kitchen	4.99
Ground	Office	20.64
First	Office	12.68
Ground	Staff Toilets	7.08
Ground	External Storage	36.76
First	Office	47.65
		<b>560.21</b>

## SERVICES

(Not tested. Prospective purchasers should make their own enquiries.)

It is understood that mains electric, water and drainage are available to the property.

## PLANNING

Prospective parties are to make their own enquiries to the local planning authority. It is understood that the property benefits from B1, B2 and B8 planning consent.

## TENURE

The property is listed under Title Number: HW69814. The freehold is offered for sale.

## RATEABLE VALUE

Rateable Value 2017/18: £27,500

Rates Payable 2017/18: £12,815

## EPC

Available upon request.

## LOCAL AUTHORITY

Worcester City Council  
The Guildhall  
High Street  
Worcester  
WR1 2EY

## BUSINESS

Business for sale by way of separate negotiation.



## FINANCIAL ACT 1989

Unless otherwise stated, all prices are quoted exclusive of VAT. Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Viewing is highly recommended and strictly by arrangement via the Sole Agent.

Huw Bevan  
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Rebecca Welch  
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