

GREAT WESTERN
BUSINESS PARK

PHASE 3

MCKENZIE WAY
WORCESTER
WR4 9PT

Last Two Units Remaining



NEW WAREHOUSE / INDUSTRIAL UNITS TO LET
7,686 sq.ft & 8,857 sq.ft

 **ST.MODWEN**

GREAT WESTERN BUSINESS PARK



PHASE 3 REPRESENTS THE LAST PHASE OF GREAT WESTERN BUSINESS PARK, OF WHICH THERE ARE NOW ONLY TWO HIGH QUALITY BUILDINGS REMAINING.

- 30KN / M2 FLOOR LOADING
- 24 HOUR CCTV MONITORING
- DESIGNATED PARKING
- GATED MANAGED ESTATE
- FAST ACCESS TO J6 AND J7 OF THE M5

PHASE 3

UNITS 32 & 34 ARE AVAILABLE
FOR IMMEDIATE OCCUPATION.



DESCRIPTION

Great Western Business Park is developed and managed by St. Modwen.

Accessibility is one of the key features of this 23 acre park. It is easily accessed for both employees and customers situated on Tolladine Road, Great Western Business Park is approximately three miles from both junctions 6 and 7 of the M5 and within 5 minutes walk of Shrub Hill railway station and Worcester city centre.

EXISTING OCCUPIERS

Existing occupiers at Great Western Business Park include Travis Perkins, Tool Station, Crown Paints, Alliance Healthcare and Rexel UK.

ACCOMMODATION - PHASE 3

Unit	Tenant	sq.ft	sq.m
901 (30)	LET TO AIRBAND COMMUNITY INTERNET LIMITED	-	-
902 (31)	LET TO SANCTUARY GROUP ASSOCIATION	-	-
903 (32)	VACANT	7,686	714.05
1001 (35)	LET TO TARPEY HARRIS LTD	-	-
1002 (34)	VACANT	8,857	822.84
1003 (33)	LET TO APEX MEDICAL LTD	-	-

Approx Gross Internal Areas.

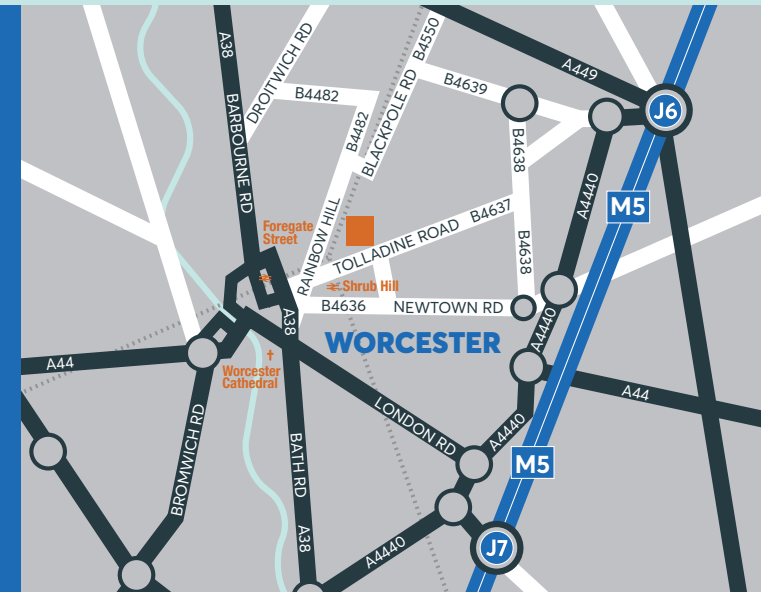
GREAT WESTERN BUSINESS PARK

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Gloucester	6 miles
Birmingham	30 miles
Bristol	62 miles
Cardiff	89 miles
Manchester	109 miles
London	136 miles

Source: Google Maps



LOCATION

Great Western Business Park is superbly located, situated off Tolladine Road (B4637), 0.5 miles to the east of Worcester city centre and approximately 3 miles from junctions 6 & 7 of the M5.

TENURE

The units are available to let on terms to be agreed.

PLANNING

Phase 3 has planning consent for B1 business, offices, research and development and light industrial, B2 general industrial and B8 storage and distribution use classes.

FOR FURTHER INFORMATION

Please contact the sole agents:

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0121 561 7888
fishergerman.co.uk



Richard Tomlinson

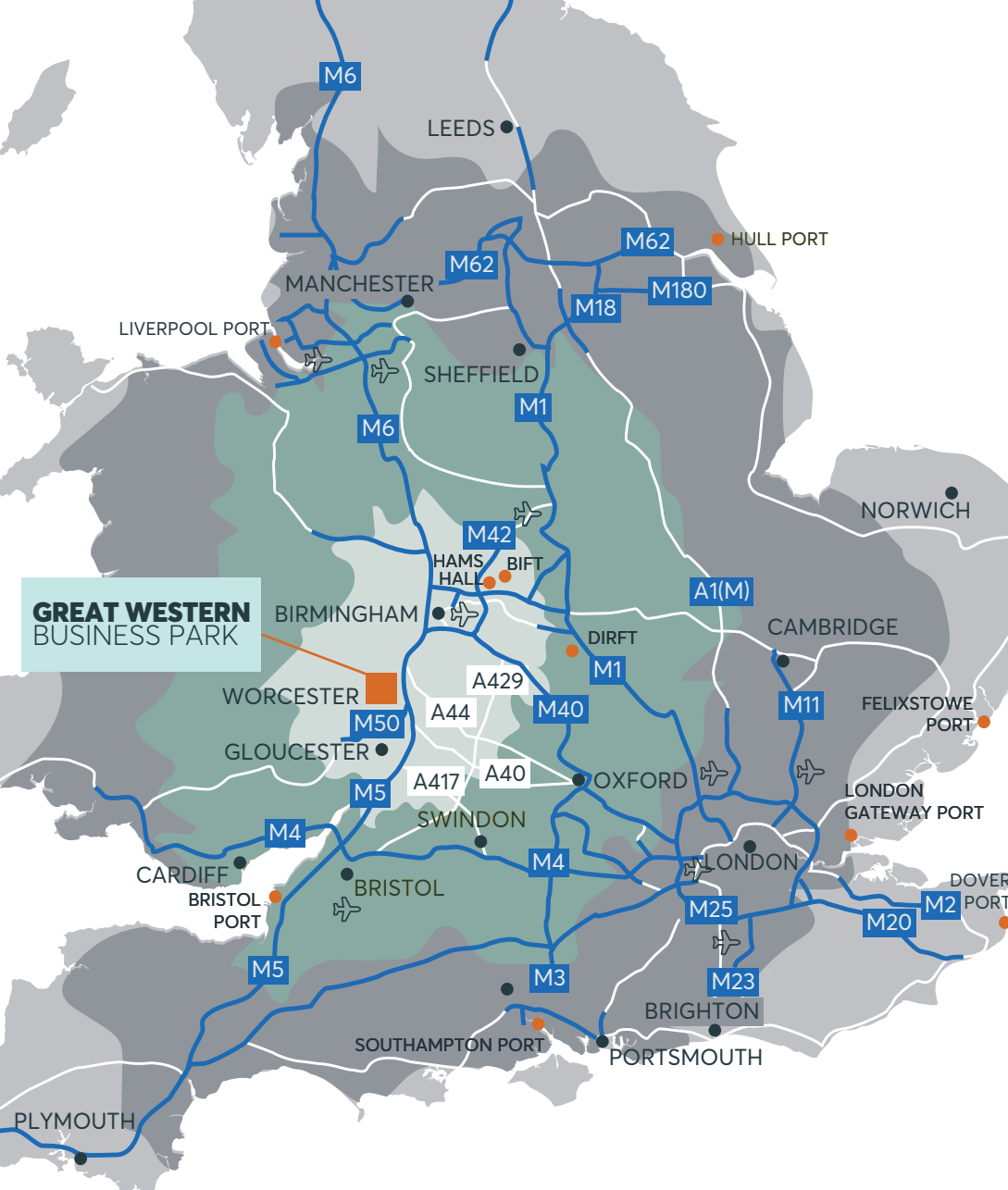
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DEMOGRAPHIC PROFILE

Working population	52,400
Skilled	23.8%
Semi-skilled	35.5%
Unskilled	14.4%



GREAT WESTERN BUSINESS PARK

Ports / Rail Freight Terminals

1 Hours Drive

2 Hours Drive

3 Hours Drive

3+ Hours Drive

IMPORTANT NOTICE. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. 4/19 183360 www.kubiakcreative.com

stmodwenlogistics.co.uk

