



TO LET

**3 KNIGHTSBRIDGE PARK
WAINWRIGHT ROAD
WORCESTER WR4 9FA**



2,438.6 sq. m. (26,250 sq. ft.) etc

Approx. Gross Internal Area

- Within 0.5 mile of Junction 6, M5
 - 6.3m (20ft) to eaves
 - Good sized yard
 - Site Area 1.76 acres
- Rent £136,000 per annum (£5.20 per sq ft)





LOCATION:

Knightsbridge Park is located to the north of Worcester and ½ mile from Junction 6 of the M5. The location therefore benefits from excellent access to the national motorway network, Worcester city and the surrounding area.

DESCRIPTION:

Constructed in 1999 the property comprises a modern steel portal framed building 6.3m (20ft) to eaves. Internally the property benefits from halogen lighting, three electrically operated roller shutter doors, offices and ancillary accommodation have been constructed on the ground floor to the front elevation of the building.

Externally there is a demised yard with a good level of on site car parking.

ACCOMMODATION:

The approximately Gross Internal Areas are;

	sq. m.	sq. ft.
Warehouse	2,326.2	25,040
Offices	112.4	1,210
Total	2,438.6	26,250

TENURE:

To let on flexible lease terms by negotiation at a commencing rent of £136,000 per annum (£5.20 per sq ft)

RATES:

Warehouse and Premises
Rateable Value: £125,000

SERVICES:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor as to the suitability.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

LEGAL COSTS:

Each party to bear their own legal costs.

VAT:

All prices quoted are exclusive of VAT.

VIEWING:

Strictly via sole agents:

Harris Lamb
Worcester
Tel: 01905 22666
Lance Turner
Date: March 2009
Ref: W669

Harris Lamb
Birmingham
0121 455 9455
Charles D'Auncey
Subject to Contract

