

unit 1

SIXWAYS PARK ■ JUNCTION 6 M5 ■ WORCESTER ■ WR4 0AB

CANMOOR



New Distribution / Manufacturing Unit 116,777 sq ft (10,849 sq m) **TO LET**

AVAILABLE NOW

- Steel portal frame construction
- 12.5m clear height
- 12 dock level doors
- 4 level access doors
- 97 car parking spaces
- 50m yard

WORCESTER

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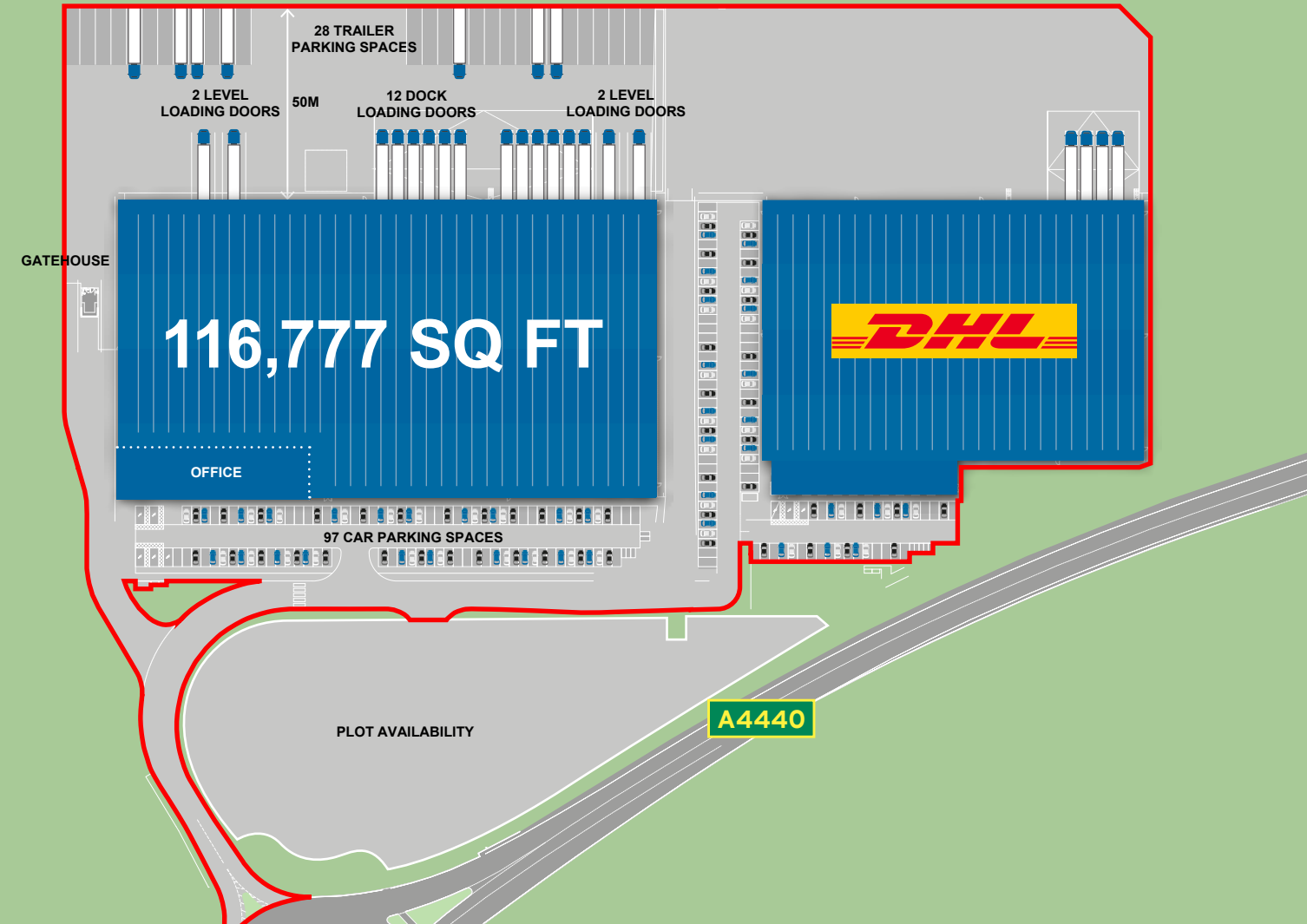


DESCRIPTION

Sixways Park is a prime logistics development located off Junction 6 of the M5. Unit 2 is occupied by DHL and Unit 1 (116,777 sq ft) is now available for immediate occupation. The scheme will also provide a HQ style stand alone office building. The high quality development offers excellent connectivity and access to the highly skilled workforce in Worcester.

SPECIFICATION

-  STEEL PORTAL FRAME CONSTRUCTION
-  12.5M CLEAR HEIGHT
-  75 kN/m² FLOOR LOADING
-  12 DOCK LEVEL DOORS (4 OVERSIZED)
-  4 LEVEL ACCESS DOORS
-  50M DEEP YARD
-  FIRST FLOOR OFFICES
-  97 CAR PARKING SPACES & 28 TRAILER PARKING SPACES
-  FULLY SECURE YARD WITH GATEHOUSE ENTRANCE



ACCOMMODATION

	SQ FT	SQ M
Warehouse	109,157	10,141
Office	7,620	708
TOTAL GIA	116,777	10,849

PLANNING

The scheme has consent for B1 / B2 / B8 uses.

EPC

EPC Rating A.

TERMS

The premises are available to let by way of a new full repairing and insuring lease. Rental terms upon application.

BREAM

BREAM Very Good.

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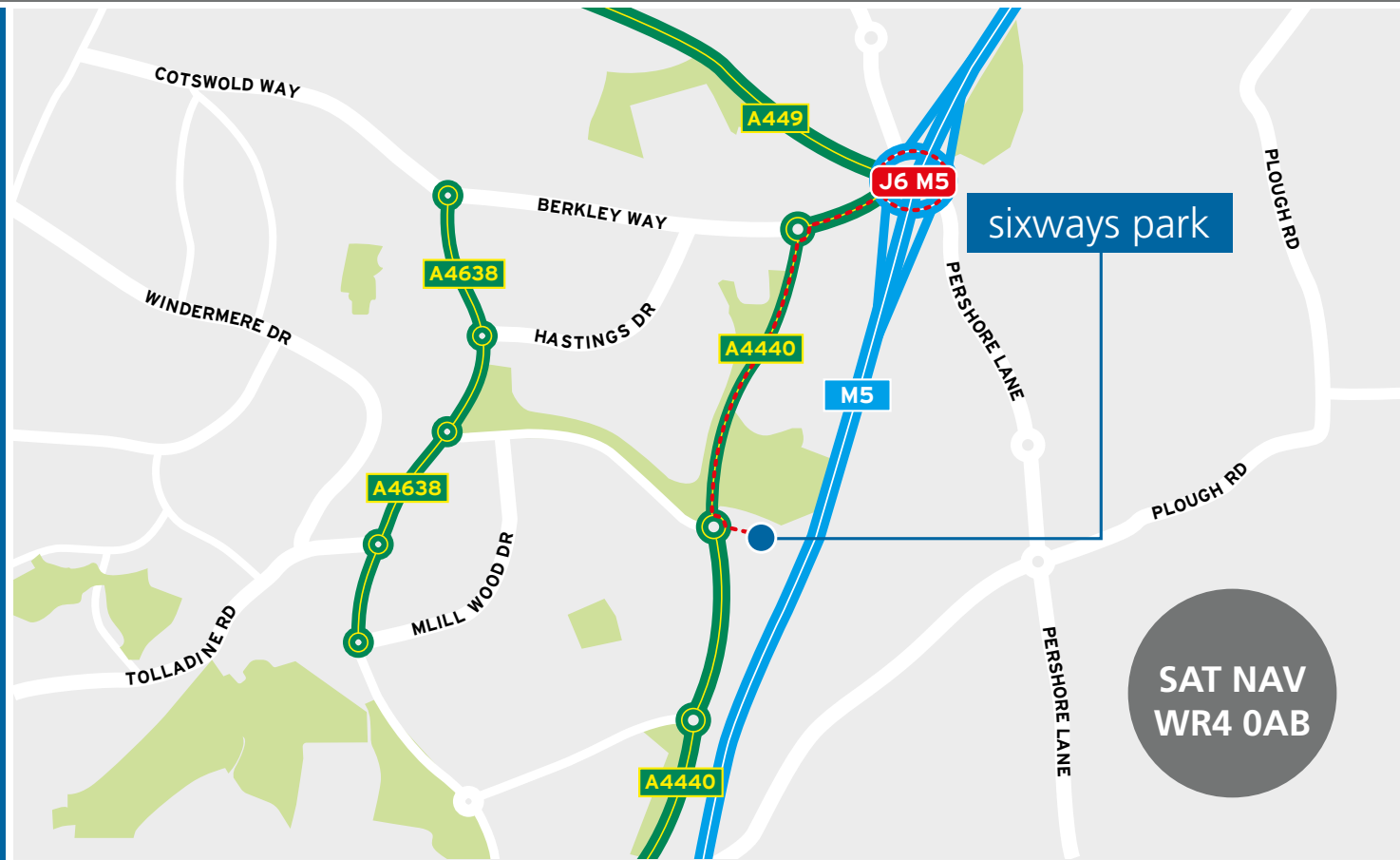
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LOCATION

Sixways Park is located immediately off Junction 6 of the M5 Motorway and benefits from direct access to the motorway network and is only two miles north east of Worcester city centre. The Warndon Business District benefits from an established commercial environment that has already attracted numerous high profile occupiers including Bosch, Mazak, Wolesey and RWE npower.

Destination	Distance	Time
M5 J6	1 mile	2 mins
M42 J1	11 miles	12 mins
M40 J16	24 miles	23 mins
Birmingham	25 miles	40 mins
M6 J8	30 miles	33 mins
Bristol	63 miles	1hr 5 mins
Manchester	106 miles	2 hrs 6 mins
Southampton	117 miles	2 hrs 8 mins
London	128 miles	2 hrs 24 mins



FURTHER INFORMATION

For all enquiries please contact the joint agents:



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