

FOR SALE

(REMAINDER OF 75 YR GROUND LEASE)

INDUSTRIAL/WAREHOUSE & SECURE YARD

21,870 SQ FT (2,031 SQ M) ON 1.68 ACRE SITE

**Kurt
Wymman**

Surveyors & Property Agents



Navigation Road, Diglis, Worcester WR5 3EF

Detached Building on Fenced and Gated Site | Substantial Surfaced Yard Area | Excellent Location | Convenient Access to M5



DESCRIPTION

A detached industrial/warehouse unit of steel frame construction with a mixture of profiled and insulated cladding and brickwork to the elevations under a pitched, profiled and predominantly insulated roof.

Externally the site is fenced and gated and benefits from an extensive surfaced yard to the side and rear. The main features comprise:-

- Prominent frontage onto Navigation Road
- Customer/staff parking to front of property
- Offices installed
- Eaves heights varying from 3.5m to 5m
- Roller shutter loading access
- The site is fenced and gated
- The unit has a floor area of approximately 21,870 sq ft (2,031 sq m) measured on a Gross Internal Area (GIA) basis
- The whole site extends to approximately 1.68 acre (0.68 ha)

LOCATION

Occupying a prominent position on Navigation Road in Diglis, a well established commercial location approximately 0.5 miles to the south of Worcester City Centre. Nearby occupiers include Kellaway Building supplies, Stuart Power and Wychavon Trailers.

The area benefits from excellent road links to both the local area and Junction 7 of the M5 Motorway, approximately 2 miles.

Worcester is a popular City in the West Midlands with a population of approximately 104,000.



KEY INFORMATION

SERVICES

Mains water, drainage, gas and electricity is connected to the property.

Heating to parts of the warehouse is via gas fired, hot air blower heaters.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

RATING

The 2023 Rating List shows the property is assessed as Builders Merchants and Premises with a Rateable Value of £98,500.

ASKING PRICE

Offers are invited for the remainder of a 75 year ground lease which commenced on 8th February 1970 and expires on 7th February 2045.

The current rent payable under the ground lease is £33,860 pa exclusive. The ground lease provides for 7 yearly rent reviews with the next review in February 2026.

Further details are available from the marketing agents.

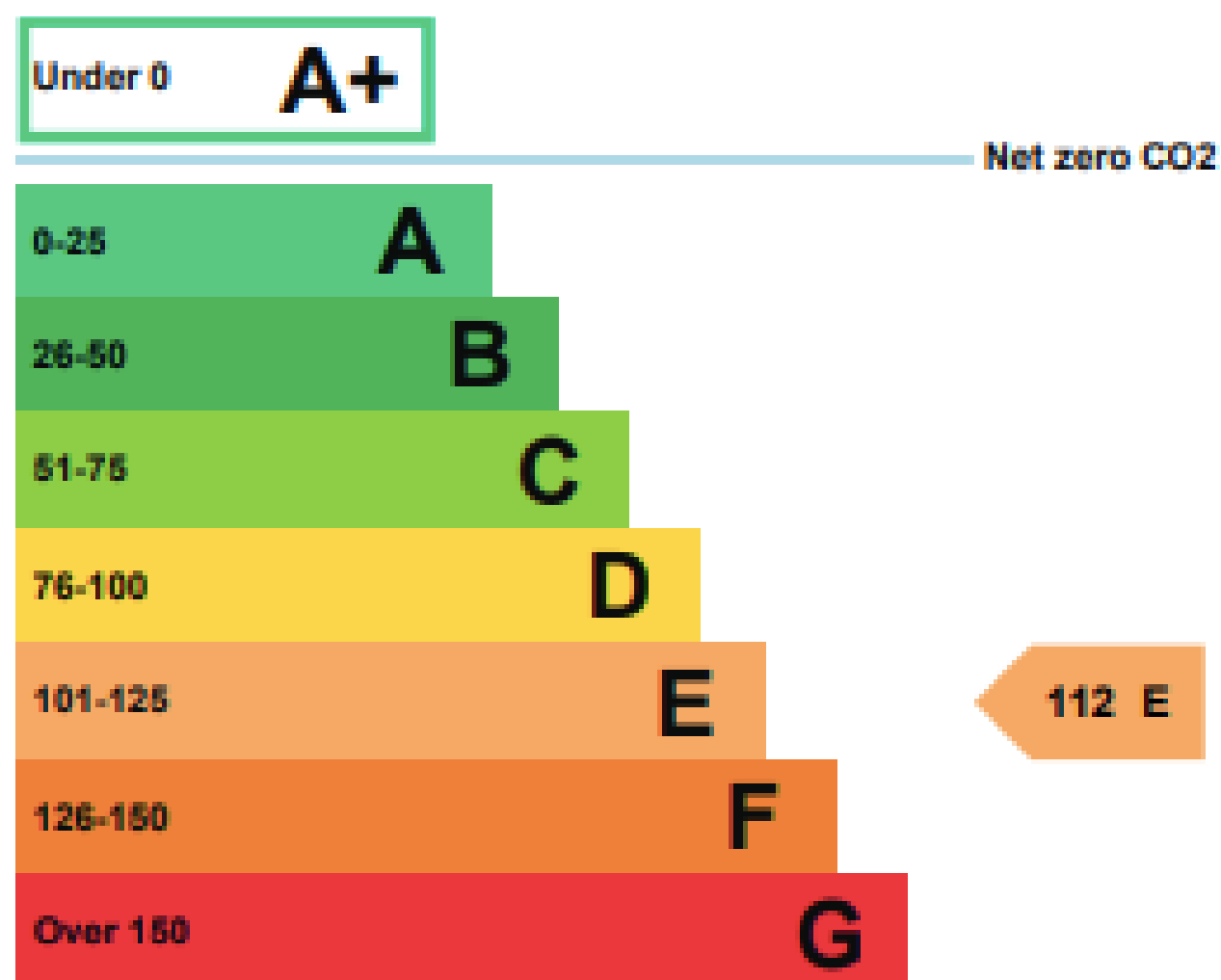
LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)





**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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