



# Industrial Unit To Let

Unit 3 | Newnham Farm | Tenbury Wells | WR15 8JF

**BERRYS**

[berrys.uk.com](http://berrys.uk.com)

# Unit 3

Newnham Farm | Tenbury Wells | WR15 8JF

---

## Key Features

- 10,229 sq ft (950.3 sq m)
- 1 x roller shutter loading door
- 1 x personnel door
- 3-phase electric
- Water and sewage connectivity

## Description

The unit comprises a modern steel portal frame building with concrete flooring, roller shutter door and personnel door. Internally the unit is split into two with half of the unit being a cold store. The property also benefits from ample parking.

## Location

Newnham Farm is situated off the A443, adjacent to its junction with the A456. The A443 provides a direct route to Worcester, Junction 5 (20 miles east) and Junction 6 (21 miles south-east) of the M5 motorway. The A456 provides connectivity to Leominster, Hereford and mid-Wales to the west and Kidderminster, Birmingham, and the Black Country to the east. Newnham Farm is therefore well located for businesses already established in the area or looking to relocate there.

The nearest town is Tenbury Wells, which lies three miles to the west. Tenbury offers a popular independent lead town centre, along with a supermarket and other amenities.



## Accommodation

The unit measures approximately 10,229 sq ft (950.3 sq m).

## Services

The unit benefits from 3-phase electricity supply as well as mains water and sewage connection.

## Rent

The quoting rent for this unit is £5.50 per sq ft (subject to contract).

## Planning

The property benefits from planning consent for Use Class B8 and Eg of the Town and Country Use Classes Order 1987. Purchasers to rely on their own investigations.

## Local Authority

Malvern Hills District Council

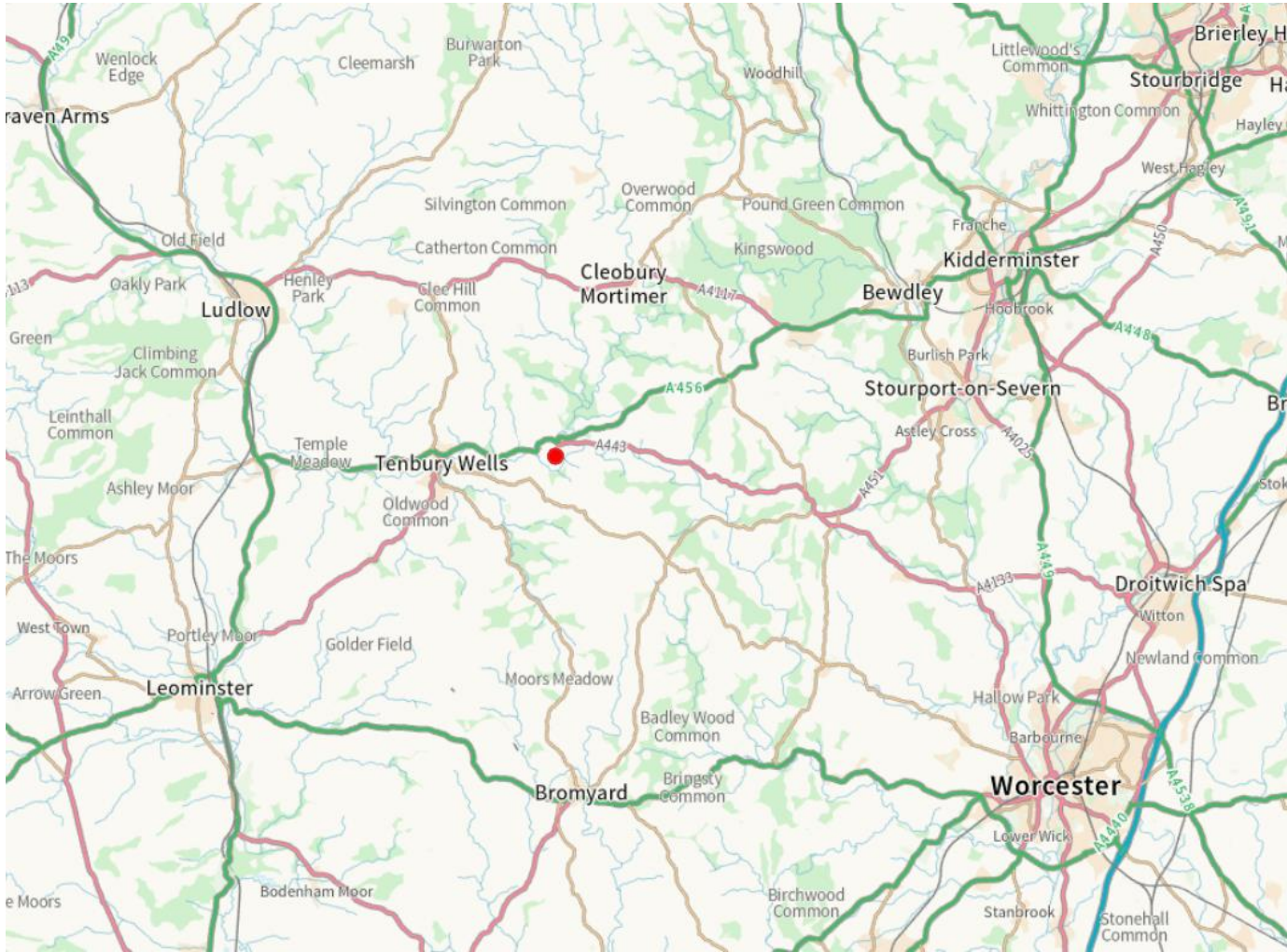
## Business Rates

Interested parties should rely on their own investigations through the local authority.

## Service Charges

The estate service charge includes the following; building insurance, shared yard, maintenance and upkeep of the common parts. Business rates are NOT included and will be assessed separately upon occupation.





## VAT

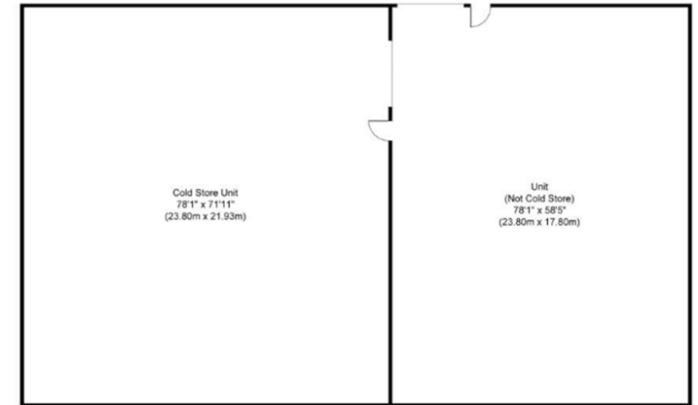
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

## Tenure

The units are available by way of a new lease on a rent and terms to be agreed (subject to contract).

## Directions

- 4.2 miles to Tenbury Wells
- 14.6 miles to Kidderminster
- 19.8 miles to Worcester
- 15.9 miles to Leominster
- 14.3 miles to Ludlow



### Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

Ref: SA48168

4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

**To book a viewing, please contact:**

Ollie Trumper

T: 07901 256022 | E: [oliver.trumper@berrys.uk.com](mailto:oliver.trumper@berrys.uk.com)

Beech House, Anchorage Avenue, Shrewsbury Business Park,  
Shrewsbury, SY2 6FG