



Sixways Park

Junction 6 M5 Motorway, Worcester WR4 0AB

Brand New Grade A Office Headquarters
28,180 sq ft approx.
122 car parking spaces approx.



◀ M5 North to Birmingham
Junction 6 - 1 mile



Sixways Park

Junction 6 M5, Worcester, WR4 0AB

M5

Unit 1

Unit 2 Prelet to
DHL

M5 South to Bristol
Junction 7 - 2.5 miles ▶

A4440

For indicative purposes only

Sixways Park is a prime logistics and office development located off Junction 6 of the M5 motorway. The development will provide a headquarters style stand alone office building and two high specification distribution / manufacturing facilities. The high quality development offers excellent connectivity and amenities, and access to the highly skilled workforce in Worcester.

Proposed Specification

- Grade A offices
- BREEAM very good / EPC rated A (anticipated)
- Steel frame construction
- 150mm raised access floors
- Clear 2.8m floor to ceiling height
- VRF comfort cooling
- 122 car parking spaces approx.
- Dual height reception
- LED lighting

Accommodation

	Sq M (NIA)	Sq Ft (NIA)
Ground Floor Office (exc. Reception)	1,287	13,855
First Floor Office	1,331	14,325
TOTAL (NIA)	2,618	28,180

The above floor areas are approximate only and have been calculated from plan.

Parking

122 car parking spaces approx.

BREEAM

The property will be assessed on completion for BREEAM rating – **anticipated Very Good.**

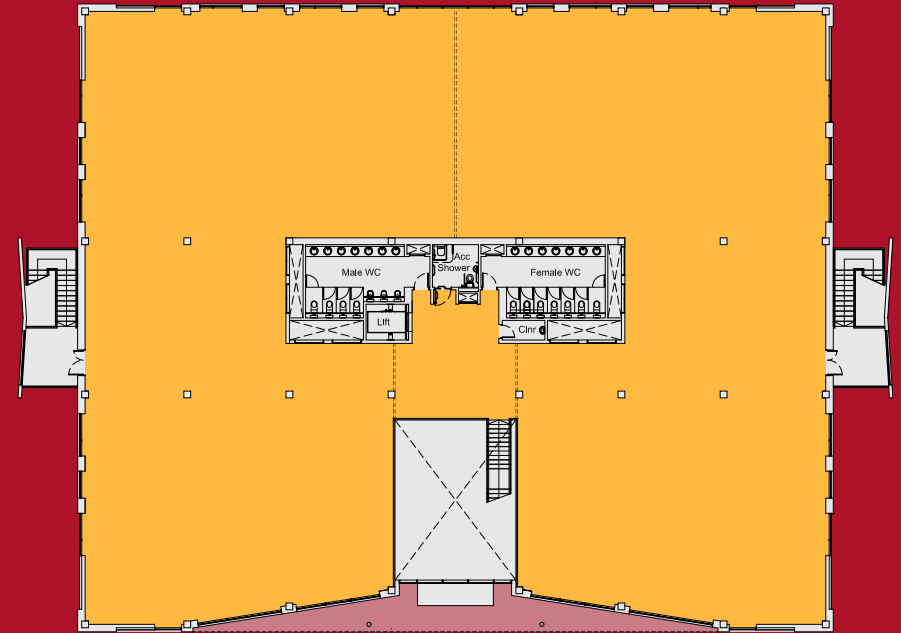
EPC

The property will be assessed on completion for EPC rating – **anticipated A.**

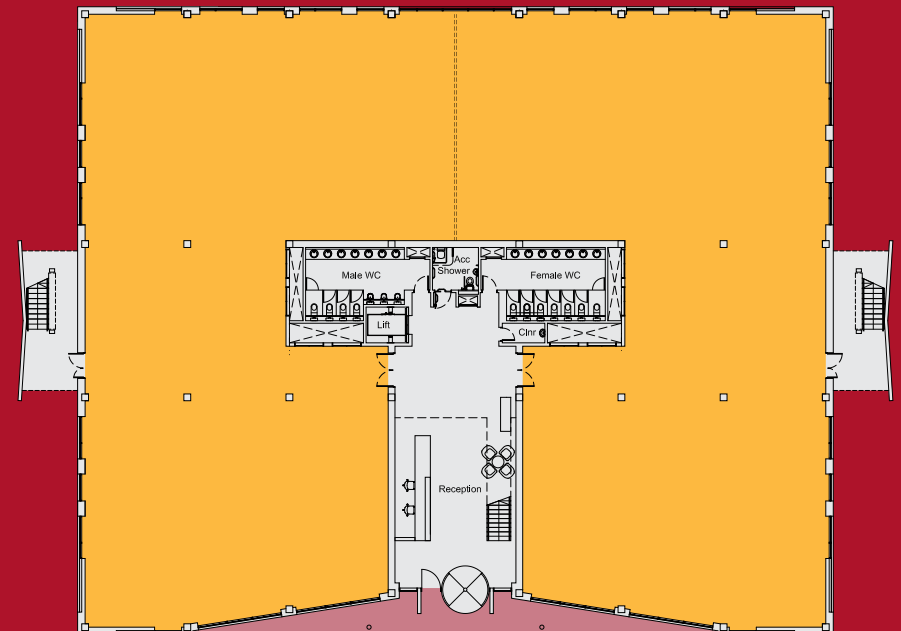
Terms

The premises will be offered to let by way of a new institutional Full Repairing and Insuring lease. Rental terms upon application.

A freehold disposal will be considered.



First Floor Plan



Ground Floor Plan



Location

Sixways Park is located immediately off Junction 6 of the M5 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 a established commercial environment that has already attracted numerous high profile occupiers including Bosch, Mazak, Wolseley and RWE npower. The wider infrastructure includes retail, leisure/amenity and residential uses providing wider support to the business community.

Website

For more information visit www.sixwayspark.co.uk

Further Information

For all enquiries please contact the joint agents:

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SUBJECT TO CONTRACT

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