

INDUSTRIAL, LEISURE, WAREHOUSE | TO LET



UNIT 1, ABBERLEY HALL ESTATE, WORCESTER, WR6 6DD

6,086 SQ FT (565.41 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



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Former Sports Hall with B2 Use

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- Portal Frame Construction
  - 24/7 Security
  - Ample Car parking
  - LED Lighting, Changing Rooms, Showers and WC Facilities
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## DESCRIPTION

The premises is situated on The Abberley Hall Estate, formerly occupied by Abberley Hall School, a co-education day and boarding school for pupils aged between 2-13 years old.

The property comprises of a unit of portal frame construction, surmounted by a pitched roof. The premises was previously utilised as a sports hall and consists of a main hall benefitting from concrete flooring and LED lighting, along with Squash Court, Changing rooms, showers and W/C Facilities.

The Space would be suited for sports and leisure occupiers or alternatively more traditional industrial uses.

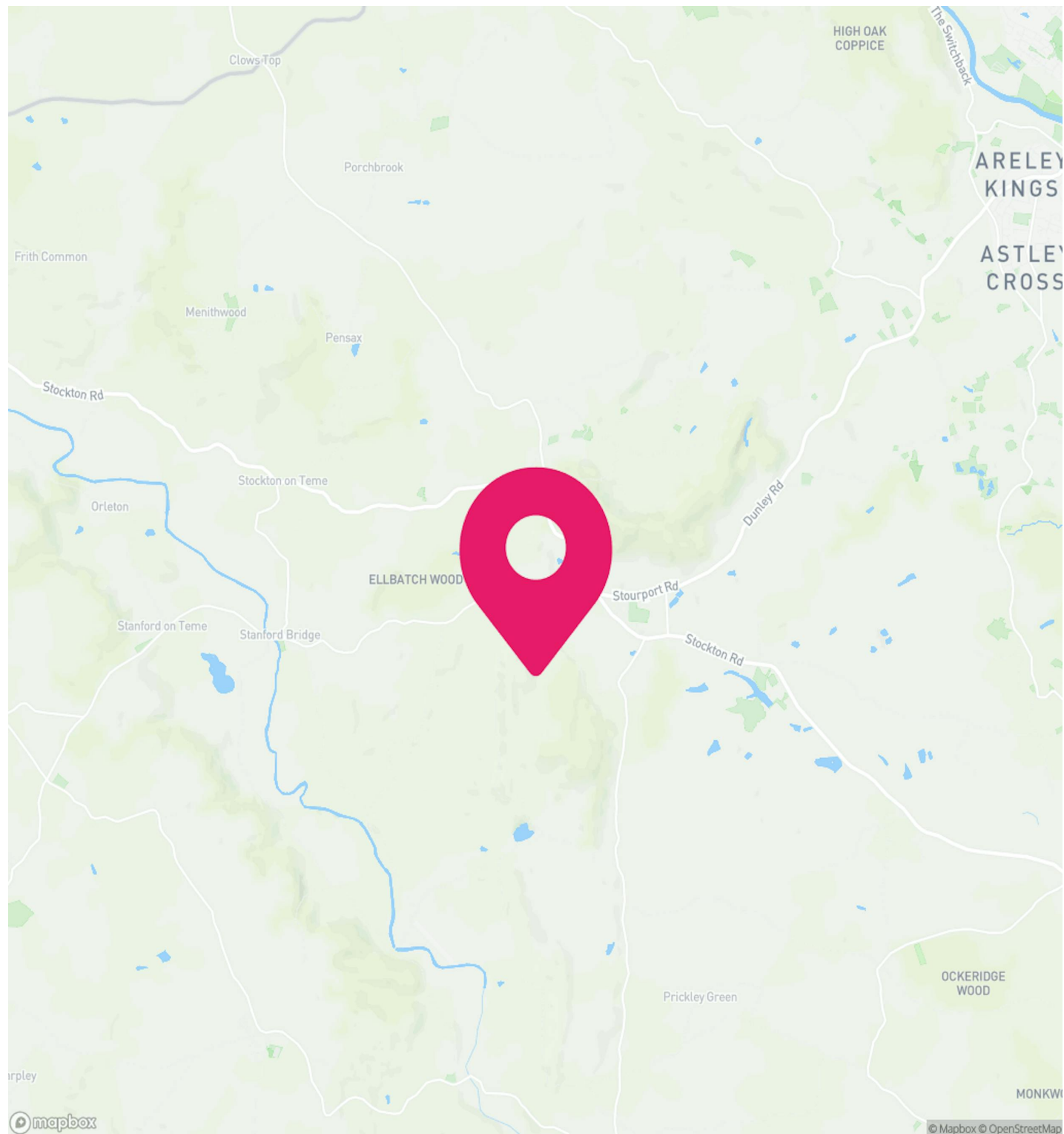


## LOCATION

The Abberley Hall Estate is located in the county of Worcestershire and spans 38 hectares (93 acres). The estate sits nearest to the villages of Great Witley and Abberley.

The closest large towns are Kidderminster (11 miles north east) and Stourport-on-Severn (7 miles north east). Both provide a range of amenities, with Kidderminster benefiting from a direct train link to Birmingham. The closest city is Worcester, located 13 miles south. The nearest motorway is the M5, with junction 5 at Droitwich (14 miles east) providing access to the wider national motorway network.

The Sports Hall building lies within the estate, with vehicular access provided from the A443.









## TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

## BUSINESS RATES

To be re-assessed upon occupation. 2024/2025 Rates Payable 49.9p in the £.

## SERVICES

We understand that mains water, drainage and 3 phase electric are available at the property. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## EPC

EPC Rating D.

## INSURANCE

The landlord insures the property and recovers the cost from the tenant.

## FIXTURES & FITTINGS

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

## VAT

VAT is chargeable in respect of this transaction.

## DEPOSIT

The successful tenant will need to provide satisfactory references for approval. The Landlord may also request a 3 or 6 month deposit.

## RENT

£45,645 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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