

2-8 Henwick Road, Worcester, WR2 5DT



£30,000 Per annum

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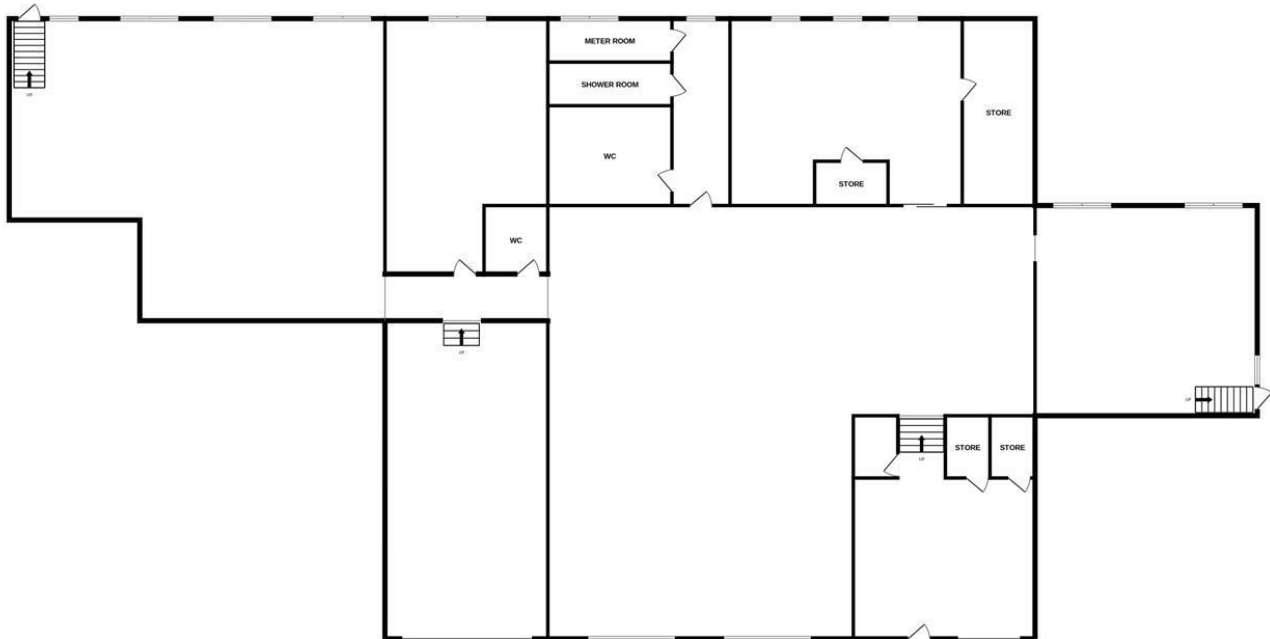
COMMERCIAL UNIT (Class E)

Unit 4
2-8 Henwick Road
St John's
Worcester
WR2 5DT

A former gym, McDowalls are pleased to present to the market a 6000+ sqft space ideal for storage / gym / nursery type of business. Has two large entrance doors suitable for cars / vans. Located very close to the city centre with good transport links within walking distance.

Rental - £30,000 per annum
Lease - FRI (Terms Negotiable)
Commercial Use - E
Business Rates - RV £34,000
CEPC - Band C (Expires 2030)

COMMERCIAL UNIT 6189 sq.ft. (575.0 sq.m.) approx.



UNIT 4 2-8 HENWICK ROAD ST JOHN'S WORCESTER WR2 5DT


TOTAL FLOOR AREA: 6189 sq.ft. (575.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	