



WORCESTER SIX NORTH POINT

JUNCTION 6 - M5, WR4 0AD

FOR SALE/TO LET

INDUSTRIAL/MANUFACTURING UNITS

5,532 - 34,401 SQ FT

AVAILABLE Q2 2027

worcestersix.co.uk



AN UNRIVALLED OPPORTUNITY



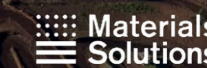
Worcester Six North Point offers 6 high quality industrial units in a prominent location adjacent to Junction 6 of the M5, starting from 5,532 sq ft.

Worcester Six provides an unrivalled opportunity across the West Midlands for new, sustainable buildings that will enable businesses to thrive in a world-class location. When complete, Worcester Six will provide over 2 million sq ft of employment floor space in a unique business environment and now benefits from over 1.2m sq ft having been delivered.

The quality of life in Worcestershire makes relocation very attractive with a rich historical and natural heritage, world-class sporting and cultural attractions and top performing schools.



Occupiers include











ACCOMMODATION

Worcester Six North Point has been designed with flexibility in mind. Ranging from a stand alone unit of 34,401 sq ft to the smallest unit of 5,532 sq ft in a terrace style layout, with the ability to combine two units to achieve 16,372 sq ft for E(g)(iii), B2 & B8 uses.

Set in a secure, managed and landscaped setting the site has excellent environmental credentials with ancient woodland and traditional floodplain meadows providing an excellent environment for the health and wellbeing of our occupiers workforce.

Each unit will be designed and built to reflect sustainability and energy efficiency targeting an EPC 'A' rating. Please refer to the building specifications for the units.

-  Minimum EPC "A"
-  Use of recycled site materials
-  Highly efficient thermal envelope design
-  10% warehouse roof lights
-  Solar shading to relevant office elevations
-  LED lighting throughout
-  Photovoltaic solar panels
-  Green roof cycle shelters



Unit 5A	Sq ft	Sq m
Production	27,663	2,570
Undercroft	2,648	246
Core & 1st f. Office	4,090	380
TOTAL	34,401	3,196

Unit 5B	Sq ft	Sq m
Production	6,027	560
Undercroft	1,367	127
Core	624	58
Mezzanine	1,432	133
TOTAL	9,450	878

Unit 5C	Sq ft	Sq m
Production	3,509	326
Undercroft	1,367	127
Core	624	58
Mezzanine	1,421	132
TOTAL	6,921	643

Unit 5D	Sq ft	Sq m
Production	2,831	263
Undercroft	1,022	95
Core	581	54
Mezzanine	1,098	102
TOTAL	5,532	514

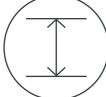











Unit 5E	Sq ft	Sq m
Production	2,831	263
Undercroft	1,022	95
Core	581	54
Mezzanine	1,098	102
TOTAL	5,532	514

Unit 5F	Sq ft	Sq m
Production	5,683	528
Undercroft	2,088	194
Core	1,184	110
Mezzanine	2,185	203
TOTAL	11,141	1,035

Units 5B and 5C can be combined to create a 16,372 sq ft unit and units 5D and 5E can be combined to create a 11,064 sq ft unit.







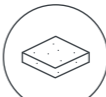



SPECIFICATION

Unit 5A

-  10m Haunch height
-  50kN Floor slab
-  2 Level Access Doors
-  6 EV charging spaces
-  2 Dock Doors
-  34 Car parking spaces
-  180kVA Power Load
-  35m Yard depth
-  Security fenced service yard
-  Air Source Heat Recovery Heat Pumps
-  Tea-point/kitchenette facilities
-  Raised access floors 150mm void



Units 5B - E

-  8.5 - 9.4m Haunch height
-  30kN Floor slab
-  1 Level Access Door
-  3 EV charging spaces
-  30 - 45kVA Power Load
-  Designated car parking spaces to each unit plus 10 shared spaces
-  Concrete floor mezzanine with edge barrier protection
-  Electric heaters to core areas
-  Security fenced service yard (Unit 5F)
-  35m Yard depth (Unit 5F)

STRATEGICALLY PLACED

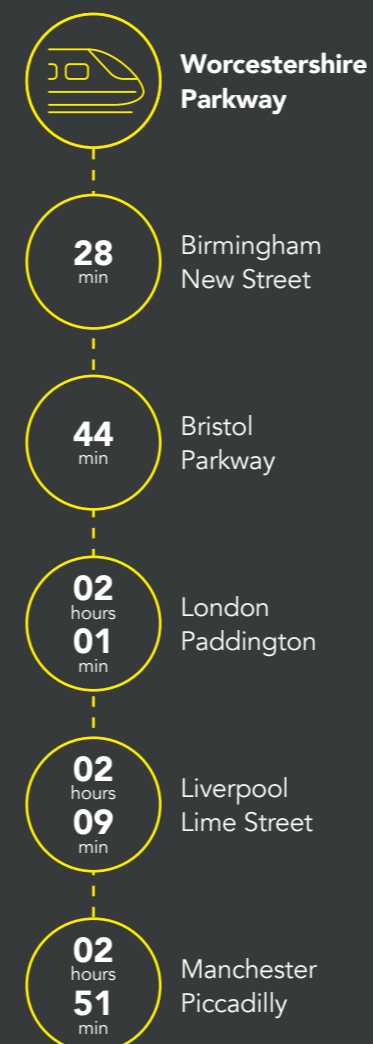
Located at the heart of England, rich in history, culturally diverse, industrially and economically robust, with a well qualified workforce and an excellent transport infrastructure, Worcestershire is an excellent location for business.

Worcester has become a hub for both expanding and aspiring businesses looking to take advantage of the area's excellent transport connections and skilled labour force. Worcester is well served by the M5, M42 and M50 motorways which provide great access to the region's key business centres and beyond.

Businesses in Worcester are equally well-served by excellent rail connections, with regular services to Birmingham, London Paddington, Bristol and Cardiff. Worcestershire Parkway, located 4.4 miles from Worcester Six provides access to London in under 2 hours. International visitors benefit from excellent links to Birmingham International Airport.



Train Times



Drive Times

	Distance	Time
Worcestershire Parkway station	4.4 miles	8 mins
M42 (Junction 1)	11 miles	13 mins
M40 (Junction 16)	24 miles	23 mins
M6 (Junction 8)	30 miles	37 mins
Birmingham	25 miles	35 mins
Jaguar Land Rover (Solihull)	31 miles	43 mins
Birmingham Int. Airport	31 miles	38 mins
Bristol	63 miles	1 hour 3 mins
London	128 miles	2 hours 37 mins



Bus Service

Worcester 6 has its own dedicated bus service bringing passengers from Worcester Crowngate with other stops along the way. The timetable accommodates varying shift patterns to reflect our tenants' requirements.



THE CAPITAL OF CONNECTIVITY

With particular strengths in advanced manufacturing, agri-tech and IT – including a burgeoning cyber security specialism – the County attracts both internationally recognised businesses, such as Komatsu, Yamazaki Mazak, Bosch, GKN, Halfords, Vax, Brinton's Carpets and Morgan Motors, together with a vibrant and ever-growing base of smaller entrepreneurial and start-up companies. It is also rapidly establishing itself as the ideal location for corporate headquarters.

Yet the jewel in Worcestershire's crown has to be the quality of life the County can offer. With stunning scenery, rich heritage, top class sporting and cultural attractions, Worcestershire has it all.

- 1 University of Worcester
- 2 Worcestershire CCC
- 3 River Severn
- 4 Worcester Warriors
- 5 Worcester Racecourse
- 6 Spetchley Park Gardens



More than 1 in 10 employees work within the manufacturing sector.



House prices and affordability are below the national average in Worcester, Redditch and Wyre Forest.



More than 1 in 4 employees are classed as professionals.



90% of schools within Worcestershire rated as 'good' or 'outstanding'.



Proportionately more residents than regionally have NVQ level 4+ qualifications.



Wages are more competitive and are 7% below the national average.



£30m investment in transport over the last two years, with £67m committed for the next two financial years



32% of the county's professionals are in science research, technology and engineering, more than both regionally or nationally.

STOFORD

stoford.com

Contact

For further information please contact:



harrislamb
PROPERTY CONSULTANCY
0121 455 9455
01905 22666
www.harrislamb.com

Charles D'Auncey
charles.dauncey@harrislamb.com
07747 897 866

Sara Garratt
sara.garratt@harrislamb.com
07876 898 280



Colliers
0121 265 7500
colliers.com/uk/industrial

Sam Robinson
sam.robinson@colliers.com
07825 437 213

Tom Arnold
tom.arnold@colliers.com
07880 091 416

worcestersix.co.uk

Working together with



Misrepresentation Act The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Neither Harris Lamb, BNP Paribas Real Estate nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 2026. Designed by Barques. www.barques.co.uk