

Freehold / leasehold opportunities available  
**2,500 to 225,000 sq ft**

E(G), B2 and B8 uses



**B**  
BARBERRY  
BUSINESS PARK

**BarberryBusinessPark.co.uk**

Earls Croome, Worcestershire WR8 9DJ

# Location

Barberry Business Park is located on the junction of the A38 and the A4104 on the outskirts of the attractive town of Upton on Severn. The A38 provides access to the city of Worcester and the M50, with wider connectivity to the Midlands and Southwest via the M5 and South Wales via the M50.



## Nearest train stations

Ashchurch **8.6 miles**  
Worcs. Parkway **9.7 miles**



## Nearest bus stop

Grove Motors **0.3 miles**



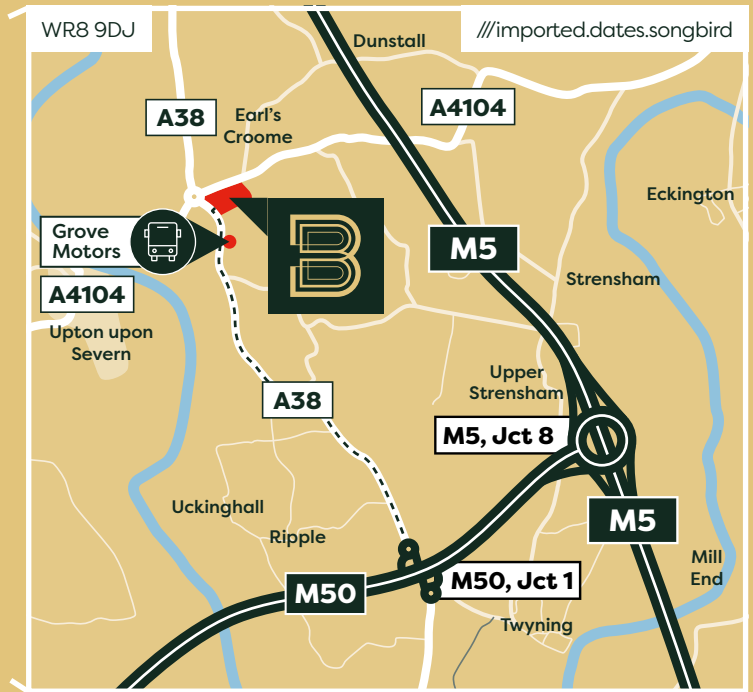
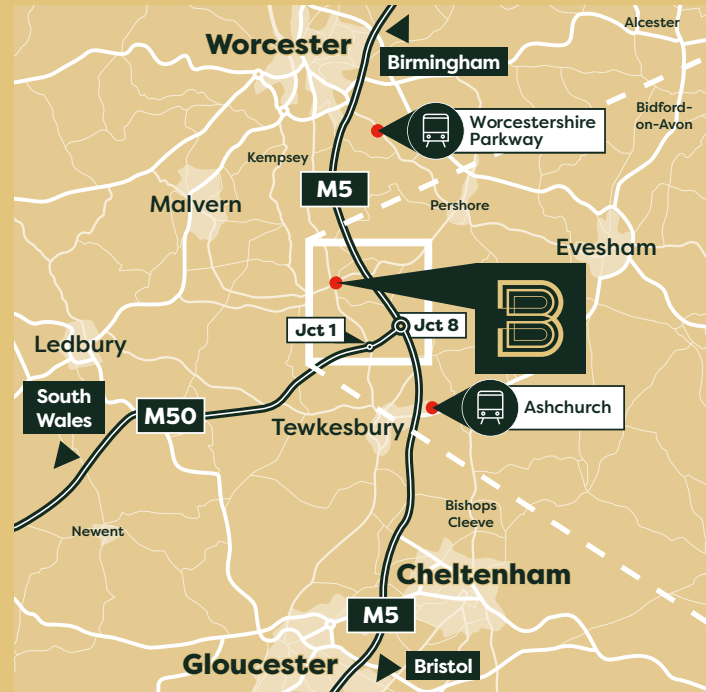
## Nearest airports

Birmingham Int **44 miles**  
Bristol **65 miles**



## Nearest sea port

Avonmouth **54 miles**



## Drive distance

M50 (J1)	<b>3.2 miles</b>	Pershire	<b>6.9 miles</b>
M5 (J8)	<b>4.9 miles</b>	Malvern	<b>8.0 miles</b>
Tewkesbury	<b>6.4 miles</b>	Worcester	<b>9.7 miles</b>

# Opportunity

**Barberry Business Park comprises 15 acres and is proposed for employment allocation in the South Worcestershire Development Plan Review.**

The new business park is to be developed by Barberry, a long established and successful privately owned development and investment company based in the West Midlands.  
[barberry.co.uk](http://barberry.co.uk)

The site can accommodate up to 225,000 sq ft (20,903 sq m) in a single unit or a range of buildings from 2,500 sq ft (232 sq m) upwards to suit individual occupier requirements.

# Employment demographics



478,455 economically active residents within a 30km radius.



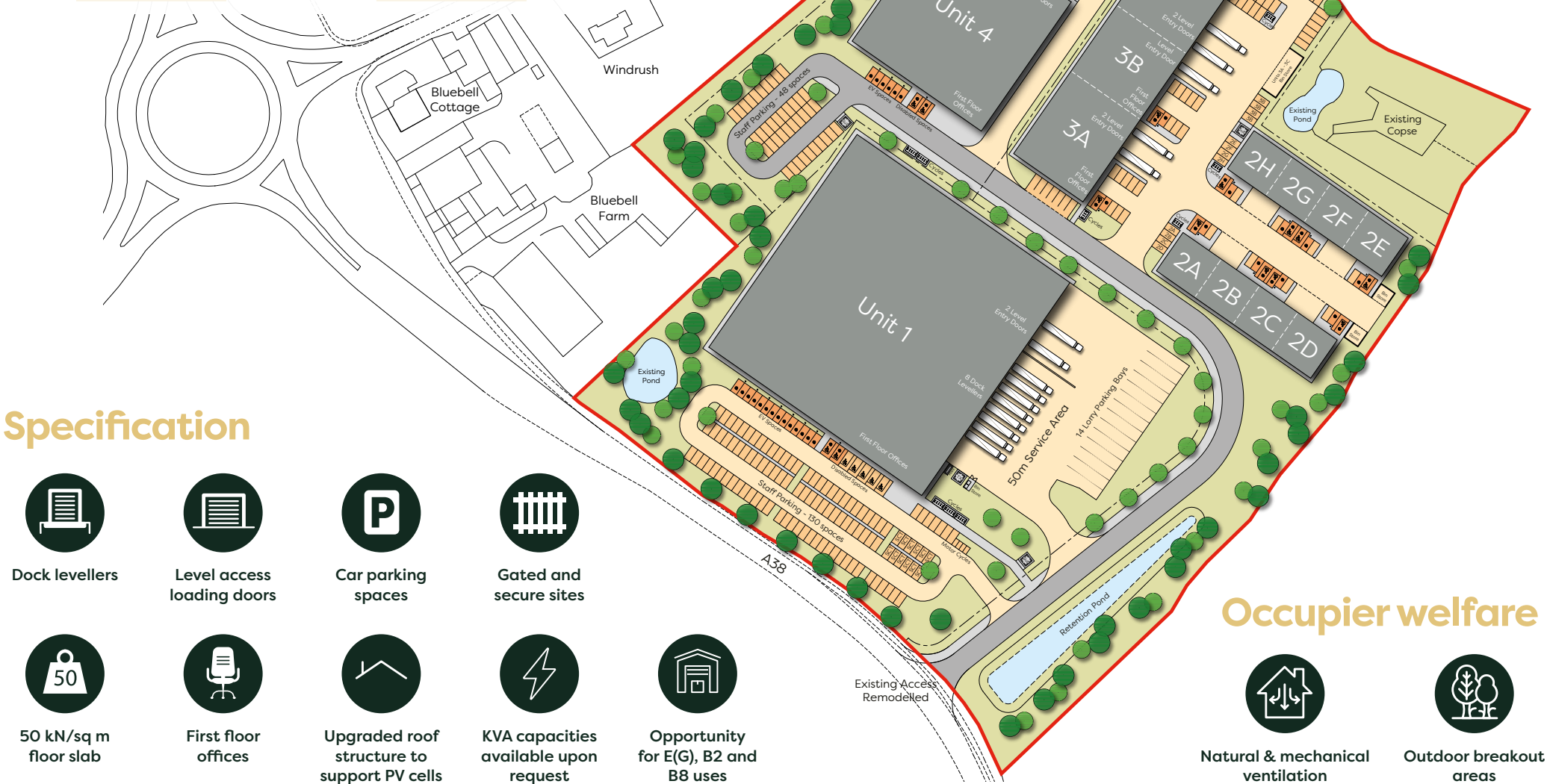
Local machine manufacturing and engineering employment is 85% above the England average.



Wages are more competitive and 9% below the national average.

# Accommodation

Unit	Warehouse		Offices		Total		Car Spaces
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
1	80,000	7,432	4,000	372	84,000	7,804	130
2A - 2H	2,500	232	-	-	20,000	1,856	32
3A	10,000	929	1,000	93	11,000	1,022	14
3B	8,000	743	800	74	8,800	817	17
3C	15,000	1,394	1,500	139	16,500	1,533	26
4	30,000	2,787	1,500	139	31,500	2,926	48



# Specification



Dock levellers



Level access loading doors



Car parking spaces



Gated and secure sites



50 kN/sq m floor slab



First floor offices



Upgraded roof structure to support PV cells



KVA capacities available upon request



Opportunity for E(G), B2 and B8 uses

# Occupier welfare



Natural & mechanical ventilation



Outdoor breakout areas

# Sustainability

All buildings are constructed to a market leading specification to benefit occupiers by reducing occupational costs and fulfilling environmental, social, and corporate governance ratings.

Barberry have worked hard to incorporate the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO2 emissions and allow occupiers the opportunity to procure a zero-carbon operation.



EPC A rated  
buildings



High efficiency  
air source  
heat pumps



LED lighting



Reduced cooling,  
lighting, and  
heating demand



10% warehouse roof  
lights to increase  
natural lighting



Provision for  
EV charging



Optimum  
performance  
cladding

## BarberryBusinessPark.co.uk

Another development by

# BARBERRY

www.barberry.co.uk

### Further information



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