



WORCESTER
SIX

CABOT
3 | 8

TO LET 38,073 SQ FT
GRADE A BUILDING IMMEDIATELY AVAILABLE

Junction 6 - M5 WR4 0AD



www.worcestersix.co.uk

AN UNRIVALLED OPPORTUNITY



Overview

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 850,000 sq ft having been delivered or committed across the scheme.

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.

The success of this business park speaks for itself given the calibre of occupiers it attracts.

SPECIFICATION

Clear Haunch Height	10m
Level Access Doors	4
Yard Depth	35m - 45m
Car Parking Spaces	26
Cycle Storage	10
EV Charging Spaces	4
Floor Slab	50kN



Secure Campus



Large Power Capacity



EPC A Rating



BREEAM Communities Very Good



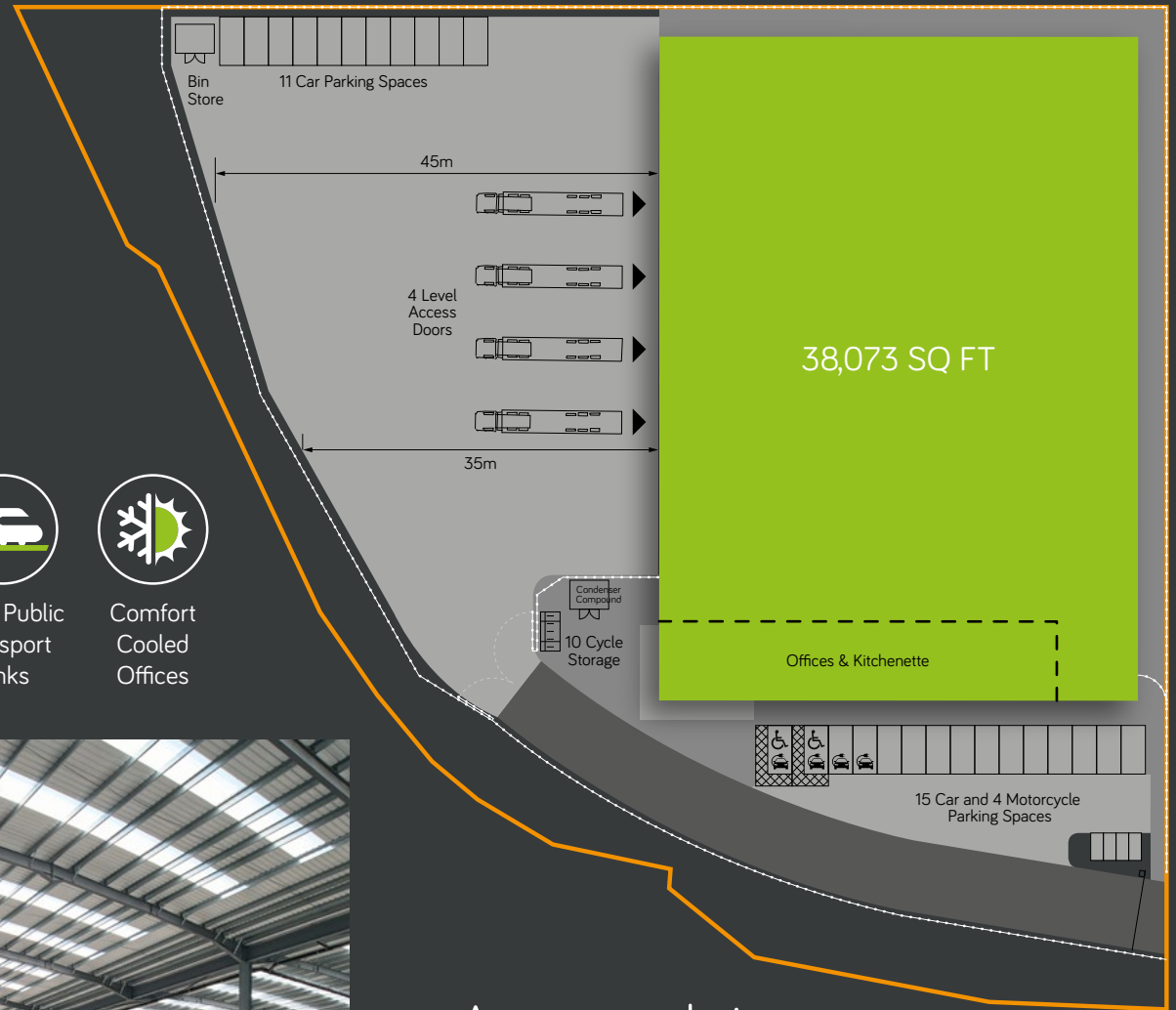
Extensive Landscaped Environment



Good Public Transport Links



Comfort Cooled Offices



Accommodation

Cabot38	Warehouse	Office	Total
	34,001 sq ft	4,072 sq ft	38,073 sq ft
	3,159 sq m	378 sq m	3,537 sq m



LOCATION

Fronting J6 of the M5, Worcester Six benefits from direct access to the motorway network and is only two and a half miles north east of Worcester city centre. Worcester Six is within close proximity to the Warndon Business District with occupiers including Bosch, Yamazaki Mazak, Southco Fasteners and RWE Npower's regional office. For international business Birmingham Airport is within close proximity. Worcester RFC, the home of the Worcester Warriors, is located directly adjacent to J6.

Drive Times

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
Bristol	63 miles	63 mins
London	128 miles	157 mins
Birmingham International Airport	32 miles	38 mins
Jaguar Land Rover (Solihull)	31 miles	43 mins

Bus Service

Worcester Six benefits from its own dedicated bus service.



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