

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

E(G), B2 and B8 uses



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**



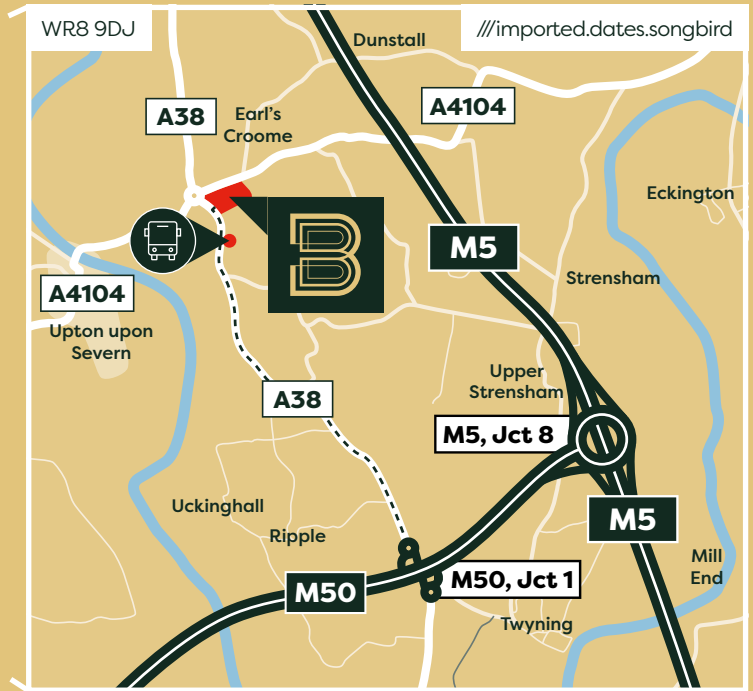
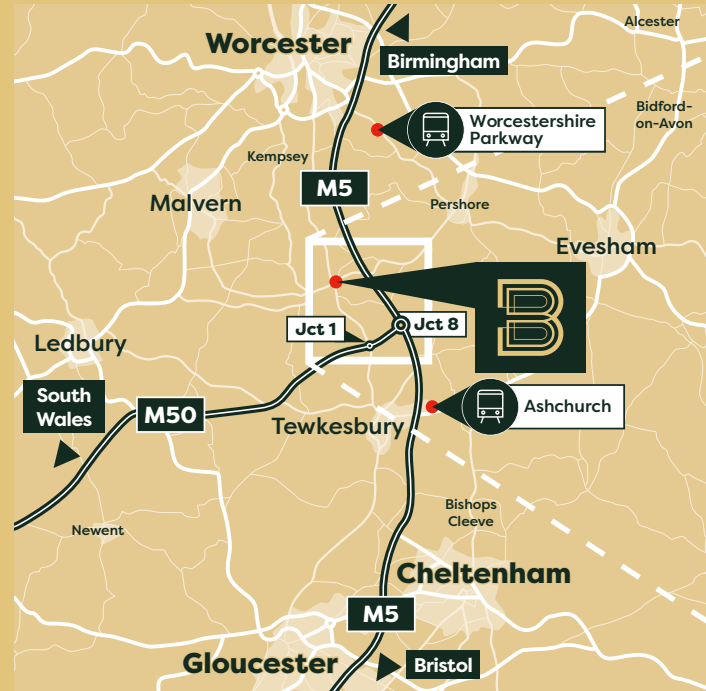
Nearest airports

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



Nearest sea port

Avonmouth **54 miles**



Drive distance

M50 (J1)	3.2 miles	Pershore	6.9 miles
M5 (J8)	4.9 miles	Malvern	8.0 miles
Tewkesbury	6.4 miles	Worcester	9.7 miles

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

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	72,250	6,712	3,600	334	75,850	7,046	117
2	55,750	5,179	3,000	279	58,750	5,458	91
3A - 3H	2,500	232	-	-	20,000	1,858	32
4A	10,000	929	1,000	93	11,000	1,022	14
4B	8,000	743	800	74	8,800	817	17
5	30,000	2,787	4,000	372	34,000	3,159	33



Illustrative purposes only
Bespoke plans available upon request

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
Developing success since 1983

Further information



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