



# Built-to-Suit Warehousing

Throckmorton Airfield, Pershore WR10 2JH



**PINNACLE**  
INTERNATIONAL CAPITAL

New Build industrial buildings, purpose built  
to your requirements

Available for classes E(g), B2 and B8

From 10,000 to 200,000 sq. ft.



# Why Throckmorton Industrial Park?

Being a built-to-suit development, Throckmorton Industrial Park boasts full flexibility to develop warehousing units as per the tenant's needs, with added flexibility for bespoke yard/parking sizes to suit.

Fit out packages are available for installation of office and welfare areas, lighting, heating and frost protection. Assistance is available to amortize costs over leases, subject to terms.


Throckmorton Industrial Park is fully secure and provides 24/7 security. Additional security measures can be installed per individual unit.

In addition to the built-to-suit development, there is approximately 50 acres of open storage land available to lease. For more information, please contact the joint agents.


The Park is less than 10 miles from both junction 6 and 7 of the M5, is accessed from the A44 and located close to the County of Worcestershire.

Worcestershire is an excellent location for business that is as rich in history and culture as it is industrially and economically thriving. The County is a centre for both expanding and aspiring businesses alike, looking to take advantage of the area's excellent transport connections and skilled labour force.


The highlight of Worcestershire, however, is the quality of life the County can offer.




EV charging points




Roof will be capable of supporting Solar PV Panels




Gated and secure site with 24/7 security




Floor Loading 50 kN/sqm




Additional open storage / yard areas available




Eaves height can be tailored to suit up to 10.4m




House prices and affordability are below the national average (excluding Wychavon)



1 in 9 employees work within the manufacturing sector



Wages are more competitive and 9% below the national average



26% of the county's professionals are in science research, technology and engineering

Throckmorton Industrial Park extends beyond 395 acres (160 ha) and offers small and large-scale open storage opportunities from 0.5 to 100+ acres



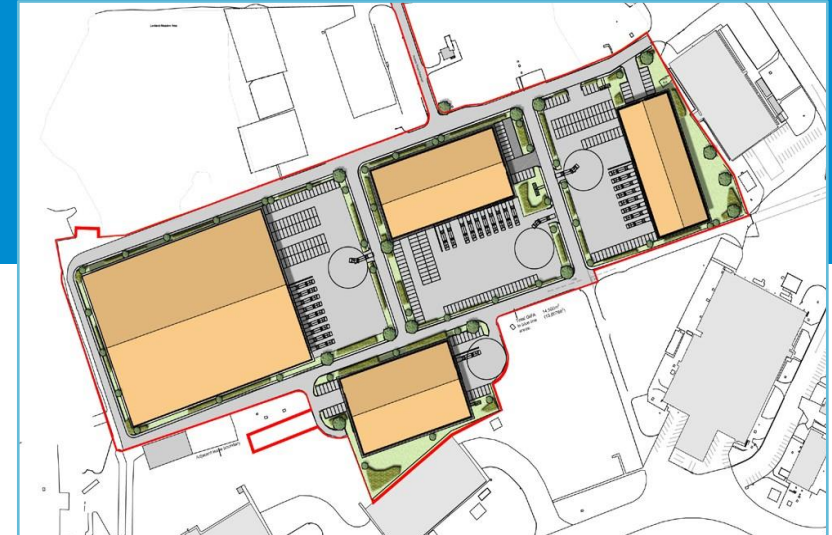
# Fully Bespoke Offering

Included below are potential layout options showing how we can adapt to suit varying size requirements and low site density solutions.



Option 1 – 5 units

Unit No.	Unit Area (sq. ft.)	Parking Spaces	Yard Depth (m)
1	29,062	55	55
2	36,328	58	55
3	41,171	60	55
4	32,022	86	52
5	40,364	16	32



Option 2 – 4 units

Unit No.	Unit Area (sq. ft.)	Parking Spaces	Yard Depth (m)
1	128,844	62	58
2	36,328	86	55
3	32,022	86	52
4	40,364	16	52

# Location

Throckmorton Industrial Park is located just outside the village of Throckmorton. The Park is less than 10 miles from both junction 6 and 7 of the M5 and is accessed from the A44 (Worcester to Evesham Road).

## Travel Distances



### Cities

Pershore	4 miles
Evesham	7 miles
Worcester	11 miles
Birmingham	43 miles
Bristol	68 miles
Newport	69 miles
Cardiff	81 miles
Manchester	114 miles
London	124 miles



### Airports

Birmingham	41 miles
Bristol	79 miles



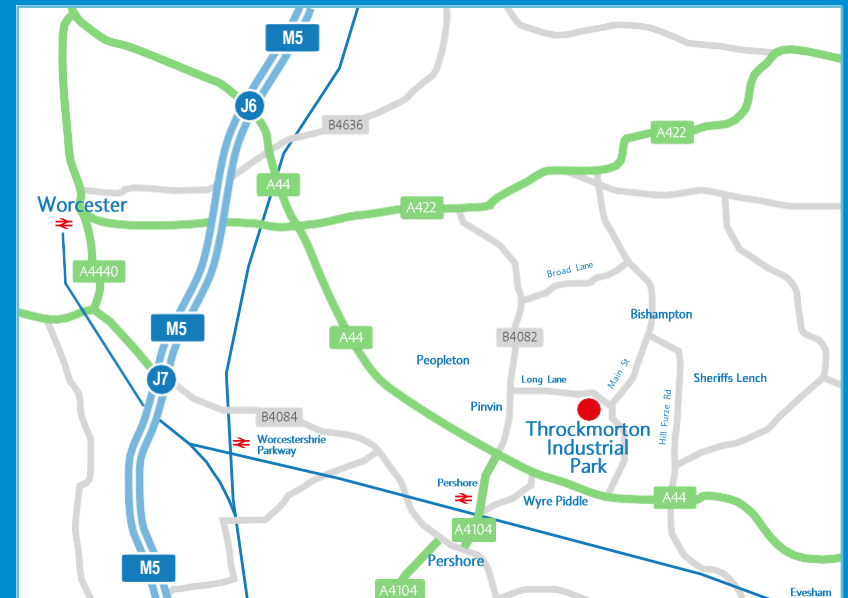
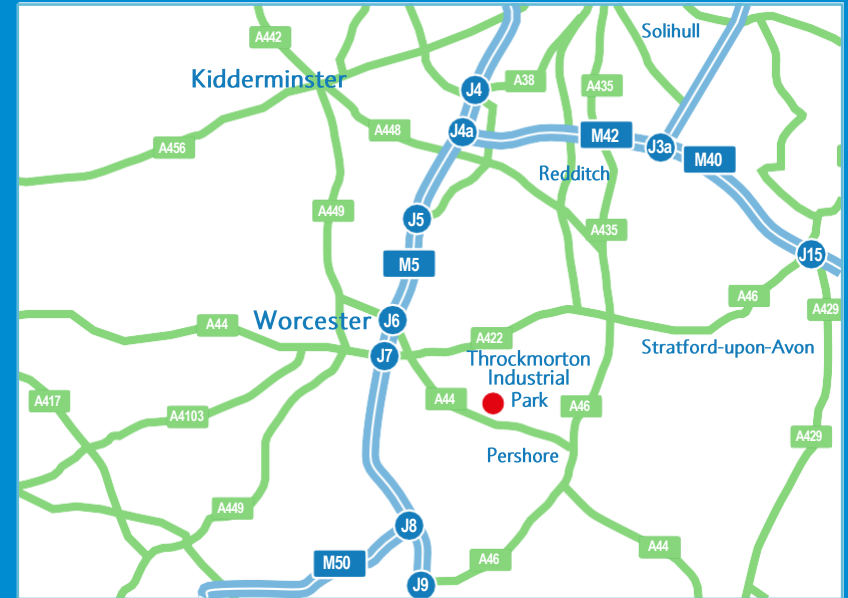
### Port/Rail Freight Terminals

Birmingham Intermodal Terminal	54 miles
East Midlands Gateway	75 miles
Port of Liverpool	133 miles
London Gateway Port	163 miles
Port of Hull	174 miles
Port of Felixstowe	186 miles



### Motorways

M5, Junction 7	8 miles
M5, Junction 6	9 miles



# Technical Specifications

## Dimensions

- Building sizes range from 10,000 to 200,000 sq. ft.
- Buildings planned to an internal eaves height of 10.4m

## Access

- 2 level doors per 10,000 sq. ft. provided as standard
- 2 dock level doors provided as standard for buildings above 100,000 sq. ft.
- Dock level doors available as an additional fit-out for buildings under 100,000 sq. ft.
- Pre-cast, fair faced retaining walls, with dock leveller door surrounds
- Dock leveller pits with tailgate slots in the dock area
- Double height Euro dock doors

## Building Envelope

- 12% – 15% roof lights to be provided
- Floor loading capacity of 50 kN/sqm
- Roof steels capable of supporting solar PV panels
- EPC A rating
- Fit out packages: Available on request
- 3-Phase power supply
- External security lighting

## The Site

- Adjustable yard depth and plot size to cater to individual needs
- Additional yard security with fencing and gating available



## Utilities



### Electrical

2 EV chargers per 10,000 sq. ft. provided as standard but flexibility to provide more  
100 kVA per 10,000 sq. ft. provided as standard. A large power supply is available to the site and can be increased per unit



### Water

Available across the site at all units



### Gas

Not on site but tanked solutions possible

# Throckmorton Industrial Park

## Terms

Built-to-Suit warehousing leases available for a minimum of 10 years. An estate service charge will be applicable. For further information on this, planning, timescales and specification, please contact either of the joint agents.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

VAT may be chargeable at the current rate.



Throckmorton Industrial Park is a  
Pinnacle International Capital property

[www.throckmortonpark.com](http://www.throckmortonpark.com)



Rob Champion  
M: 07530 259915  
E: [rob.champion@fishergerman.co.uk](mailto:rob.champion@fishergerman.co.uk)

Lauren Allcoat  
M: 07738 981480  
E: [lauren.allcoat@fishergerman.co.uk](mailto:lauren.allcoat@fishergerman.co.uk)



Georgina Thompson  
M: 07793 461360  
E: [georgina.thompson@m1agency.co.uk](mailto:georgina.thompson@m1agency.co.uk)

James Keeton  
M: 07812 250857  
E: [james.keeton@m1agency.co.uk](mailto:james.keeton@m1agency.co.uk)

## Conditions under which particulars are issued:

M1 Agency and Fisher German for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of M1 Agency and Fisher German has any authority to make or give any representation or warranty whatever in relation to this property. Updated March 2021.