

To Let / May Sell

**GJS | Dillon**

The Commercial Property Consultants



Danks 2, Diglis Basin, Worcester WR5 3BW

## Unique Single Storey Property in a Scenic Location

- 2,796 sq ft (259.79 sq m) GIA
- Open plan main area with separate storage accommodation
- Located overlooking the Worcester to Birmingham Canal Basins
- Ideally suited for Office, Restaurant or Leisure uses (STP)
- Up to five car parking spaces
- Adjacent to the Diglis Basin residential development

Viewing and further information: call us on **01905 28684**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

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## Danks 2, Diglis Basin, Worcester WR5 3BW

### Location

The property is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford.

The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street and Worcester Shrub Hill stations. Worcester also lies to the west of Junctions 6 and 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

### Description

The property lies within the Diglis Basin, approximately ½ mile to the south-west of Worcester City Centre on the eastern bank of the River Severn.

Within the Diglis Basin the property has water frontage to three sides, east, south and west of the Worcester to Birmingham Canal. Vehicular access is from Diglis Dock Road, via Diglis Road from the Bath Road – one of the prime trunk roads into Worcester which provides a direct link southward to the Southern Link Road and in turn, Junction 7 of the M5 Motorway.

Constructed originally as a boat house, the building comprises a period property of traditional brick construction with an open timber truss roof which supports a slated roof with apex roof lighting.

Main Area	216.96 sq m	2,335 sq ft
Reduced Height Area	25.60 sq m	276 sq ft
Storage Area	17.23 sq m	185 sq ft
<b>Total</b>	<b>259.79 sq m</b>	<b>2,796 sq ft</b>

### Tenure

The property is available on a new business lease for a term of years to be agreed.

The property is also available on a long leasehold.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of B

### Rating Assessment

Not yet separately assessed for business rates



### Guide Rental / Price

£22,500 per annum exclusive

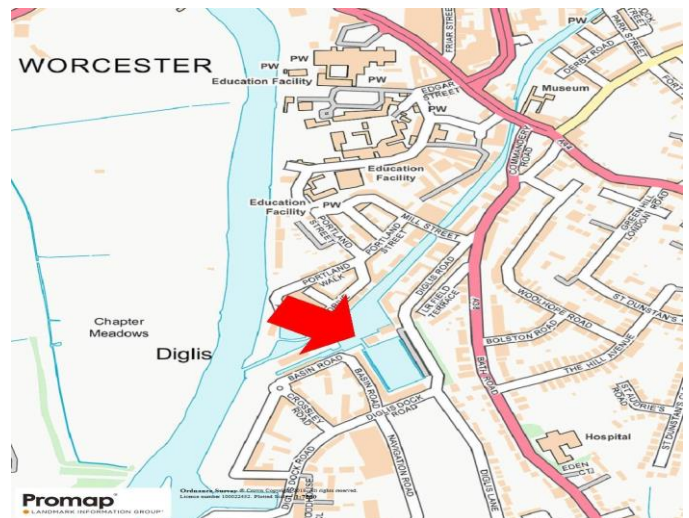
£225,000 for the long leasehold

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
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