



**RENT**  
**Suite 1: £6,100**  
(per annum exclusive)



**RENT**  
**Suite 8: £5,500**  
(per annum exclusive)



**RATEABLE VALUE**  
**Suite 1 & 8: £7,700**



**Suites 1 & 8, Offerton Barns Business Centre**  
Offerton Lane, Worcester, WR3 8SX

Leasehold | Offices | 391 - 826 Sq Ft (36.32 - 76.72 Sq M)



**TO LET**



## Location

The suites are located in a rural position located a short drive from Junction 6 of the M5 Motorway.

The suites are located to the northeast of Worcester on an established business park, other occupiers include R&L Healthcare, Wizard Pi and Allied Healthcare Group.



## Description

The offices are within a traditional barn of brick construction with timber cladding and pitched tiled roof. The property boasts 'period' features with exposed beams adding to the character of the units. There are large windows allowing in ample natural light.

Suite 1 consists of a ground floor office suite which has been fitted out with carpeted flooring and LED strip lighting. Unit 1 has its own demised WCs and kitchenette.

Suite 8 is formed of a first-floor office fitted out with its own demised WC and kitchenette. The suite is fitted out with carpet and suspended LED lighting and decorated in neutral colours.

There are allocated car parking spaces to the front of the suite.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Suite	Sq Ft	Sq M
Suite 1	435	40.40
Suite 8	391	36.32



## Further information

### Guide Rent

Suite 1: £6,100 per annum exclusive of VAT.  
Suite 2: £5,500 per annum exclusive of VAT.

### Tenure

The suites are available on a new effective full repairing and insuring lease on terms to be agreed.

### Business Rates

Rateable Value: Suites 1 & 8 : £7,700  
2024/2025 rates payable 49.9p in the £.

If the units are to be let individually they will need to be reassessed upon occupation.

### Services

We understand that mains services are available to the property, namely mains water, electricity and gas. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

Suite 1: C (72)  
Suite 8: TBC

### Legal Costs

A contribution of £500 plus VAT will be payable towards the legal costs of the landlord.

### Service Charge

There is an annual service charge payable which shall be levied upon the tenants for the maintenance of the common areas and facilities, including where appropriate the fabric of the building.

### Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant and apportioned based on floor area as a part of the service charge.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

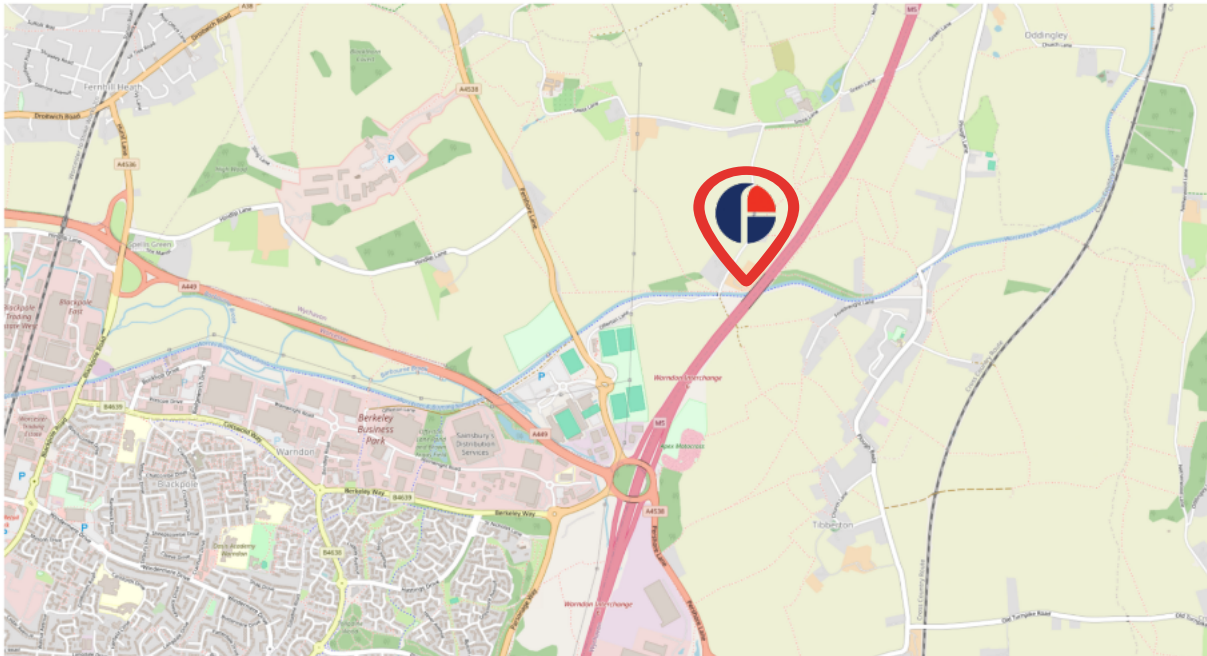
### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

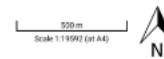
### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

# Suites 1 & 8, Offerton Barns Business Centre, Worcester



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	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Birmingham - 27 miles</li><li>• Malvern - 13.3 miles</li><li>• Worcester - 5.4 miles</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Worcester Shrub Hill - 4.8 miles</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Birmingham International - 32.1 miles</li></ul>

	<b>Viewings</b>
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	07738 981 480
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Particulars dated June 2024. Photographs dated May 2024.