



TO LET
OFFICE PREMISES
ACORN HOUSE
BRIDGWATER ROAD
WORCESTER
WR4 9FP



7,951 - 16,094 sq. ft.
(738.65 - 1,495.11 sq. m.)
Approx. Net Internal Area

- * Within ½ mile of Junction 6 of M5
- * Worcester City Centre approx. 4 miles distant
- * Self-contained
- * 66 car parking spaces



Location:

Acorn House is located in a commercial area surrounded by similar properties with occupiers including N Power and Aspire Academy.

Worcester City Centre is located within 1 mile and Junction 6 of the M5 is located directly to the East of the property and accessed via A4440 less than ½ mile distant.

Description:

The property, built in 2000, comprises a detached two-storey steel framed office building with brick elevations with aluminium framed double-glazed windows and a slate covered pitched roof.

The ground floor provides a reception with male, female and disabled W.C facilities leading to an open plan office with 2 cellular offices/meeting rooms, a comms room and staff canteen/kitchen.

The first floor is accessed from reception via a staircase or a passenger lift and provides a landing with further W.C facilities leading to an open plan office with 3 cellular offices/meeting rooms, a comms room and a staff kitchen.

The offices benefit from the following specification:

- Suspended ceilings
- Inset category II lighting
- Comfort cooling
- Raised floors
- Carpet tiles
- Gas central heating.

A tarmac/block-paved 66 space car park is provided to the South and West of the property

The property also benefits from CCTV and a controlled barrier entry system to the car park which is operated in conjunction with the adjoining building.

Accommodation:

	Sq. m.	Sq. ft.
Ground floor	738.65	7,951
First floor	756.46	8,143
Approx. Net Internal Area (NIA)	1,495.11	16,094

The total site area is approximately 1.088 acres / 0.440 hectares.

Tenure:

The property is available as a whole or on a floor by floor basis on a new lease on terms to be agreed.

Rental:

Upon application

Business Rates:

Rateable Value (2017): £169,000

EPC:

Rating: E (116)

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Service Charge:

If the property is let on a floor by floor basis, the leases will incorporate a service charge provision to cover the maintenance of all common areas.

Legal Costs:

Each party to bear their own.



Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via the joint agents:

Harris Lamb

**Grosvenor House
1 St Mary's Street
Worcester
WR1 1HA**

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**Contact: Neil Harris
Email: Neil.harris@harrislamb.com**

**Contact: Sara Garratt
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Or

JLL

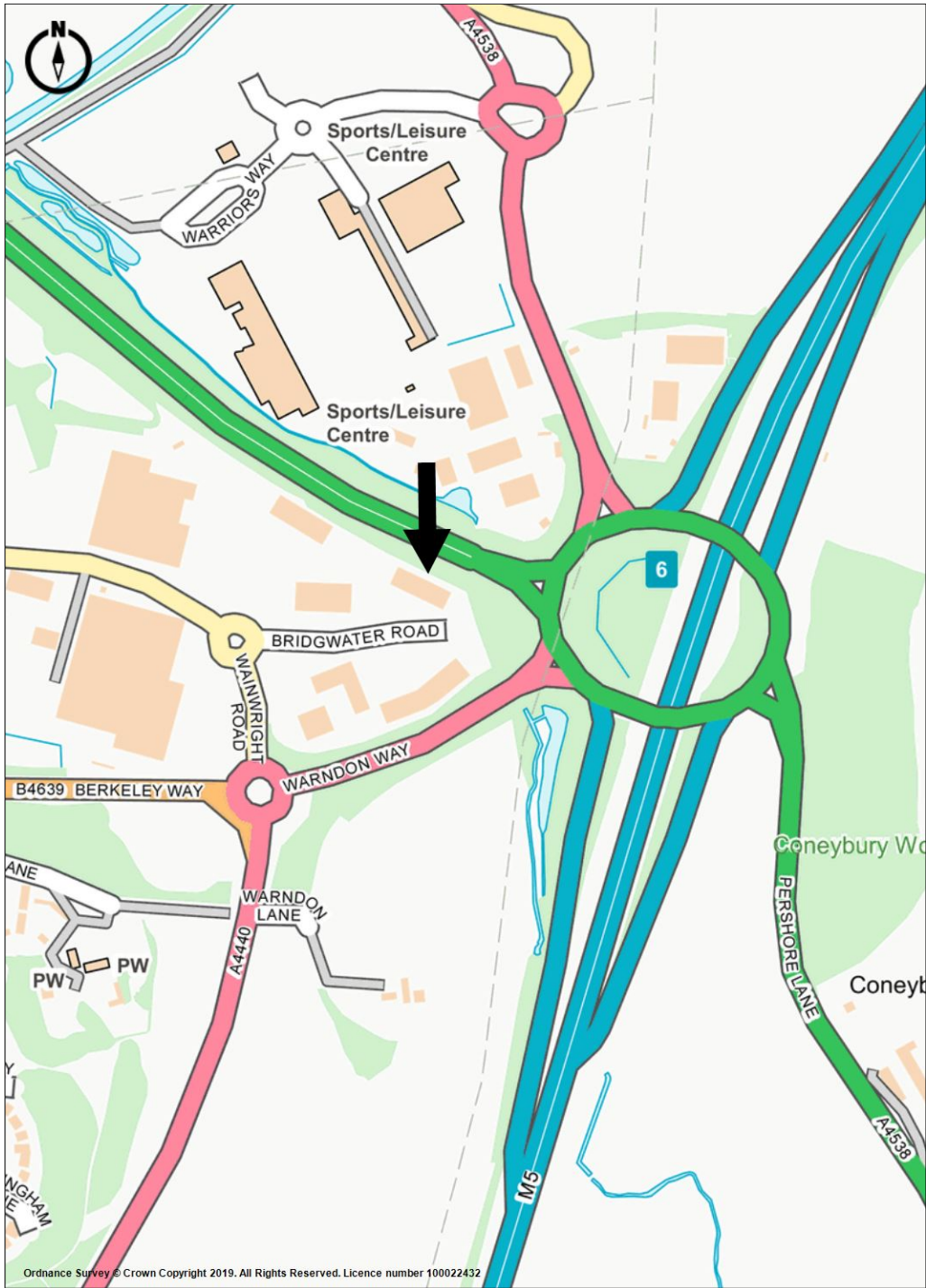
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Ref: W970

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