



# **TO LET**

## **POLYSEC HOUSE**

### **BLACKPOLE TRADING ESTATE WEST**

### **WORCESTER**



**46.4 – 130.0 sq m (400 – 1,400 sq ft)**  
Approx. Net Internal Area

- \* Office Suites
- \* Air Conditioned
- \* On site parking
- \* J6 M5 Approx. 1.5 mile
- \* Flexible Lease Terms
- \* Rent from £10.00 per sq. ft. Inclusive



**Location:**

Polysec House is located approximately 2 miles to the north of Worcester City Centre, accessed from Hindlip Lane, just off the Blackpole Road, which links directly to the A449 and Junction 6 of the M5 motorway. The property therefore, benefits from first class accessibility to the road and motorway networks.

**Description:**

Polysec House is a purpose built two storey office block located at the entrance to Blackpole Trading Estate West, Worcester.

The suites are fully carpeted, with partial air conditioned and benefit from UPVC double glazed windows and on site car parking.

**Accommodation:**

Suites are available separately or combined from 46.4 – 130 sq.m. (400 – 1,400 sq ft).

**Tenure:**

Suites are available to let by means of new flexible leases on terms by agreement..

**Rental:**

Rent based upon £10.00 per sq. ft. inclusive of rates and services

**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.

**EPC:**

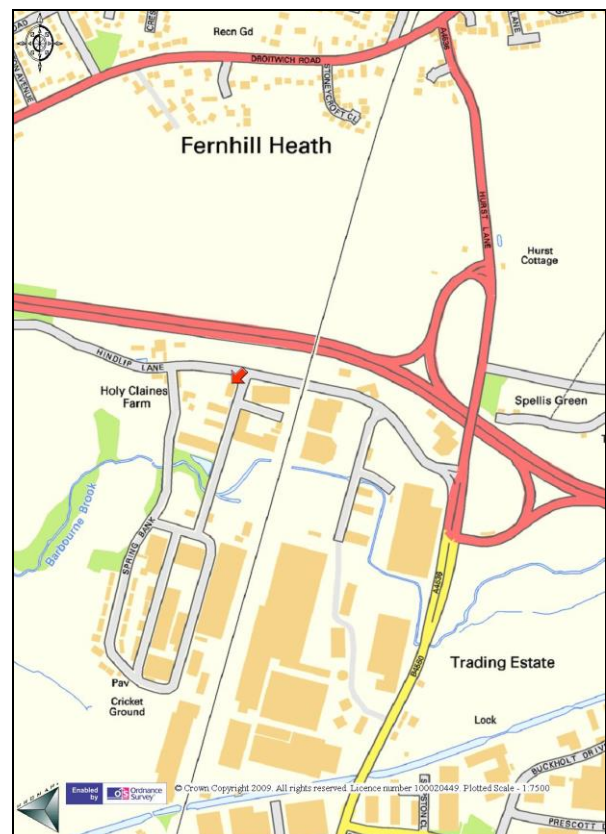
An Energy Performance Certificate is available on request from the agent.

**Legal Costs:**

To be agreed

**VAT:**

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



**Viewing:**

Strictly via sole Agents:

**Harris Lamb Property Consultants**

**Contact: Steve Fisher**

**Tel: 01905 22666**

**Ref: W554 September 2012**

**Subject to Contract**