



3 Sansome Place
Worcester



TO LET - 3 SANSOME PLACE, WORCESTER



**3 Sansome Place, Worcester,
WR1 1UQ**



**Grade II Listed Three Storey office
with parking**

- Total Accommodation 1,035 sq ft (96.1 sq m)
- City Centre location
- Well presented offices
- 3 parking spaces to rear



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Approximate Travel Distances



Locations

- Junction 7 of the M5 2.8 miles
- Junction 6 of the M5 3.6 miles
- Birmingham 29.6 miles

Sat Nav Post Code

- WR1 1UQ

Location

Worcester is an historic cathedral city in the south-west midlands and is the administrative hub in Worcestershire. It is located approximately 29 miles south west of Birmingham and is well served by both road and rail links, being junction 6 and 7 of the M5 Motorway and two mainline train stations.

The property is located on Sansome Place, off Sansome Walk in Worcester City Centre, within close proximity to Foregate Street Train Station and a short distance from The High Street.

Description

The Grade II Listed property comprises a three storey office building with a private car park to the rear.

The spacious and well presented offices comprise two offices to the ground floor, one office to the first floor and a further two offices to the second floor.

The property also benefits from w/c and kitchenette facilities.



Nearest Stations

- Foregate Street 0.2 miles



Nearest Airports

- Birmingham Int 35.4 miles

There are 3 parking spaces included which are accessed off Sansome Place to the rear of the premises.

Accommodation

| Floor | Description | Sq M | Sq Ft |
|--------------|-------------|-------------|--------------|
| Ground | Front | 20.17 | 217 |
| Ground | Rear | 17.48 | 188 |
| Ground | Kitchenette | 2.19 | 24 |
| First | Front | 27.14 | 292 |
| Second | Rear Right | 11.87 | 128 |
| Second | Rear Left | 17.25 | 186 |
| Total | | 96.1 | 1,035 |

Guide Rental

£10,500 per annum exclusive
(Includes 3 parking spaces)

Tenure

The property is available to let on a new Internal Repairing and Insuring Lease.

Business Rates

To be reassessed upon occupation.
2019/2020 Rates Payable 49.1p in the £

Services

We understand that mains services are available to the property, namely water, drainage and electricity.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Legal Costs

A contribution will be payable towards the Landlord's legal costs of £500 + VAT.

References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

Money Laundering

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

EPC

Energy Performance Rating to be confirmed.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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