



Oak House, Everoak Estate,
Bromyard Road, Worcester

TO LET - OAK HOUSE, EVEROAK ESTATE, BROMYARD ROAD



Oak House, Everoak Estate, Bromyard Road, Worcester, WR2 5HN



Ground and first floor office suites.

- Ground Floor 1,873 sq ft
- First Floor 1,105 sq ft
- Total 2,978 sq ft (279 sq m)
- Located on established business estate
- Ample on site parking
- Fast broadband speeds
- Close to Worcester City Centre
- The suites are available separately or can be taken together



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Approximate Travel Distances



Locations

- Worcester City Centre 2 miles
- Junc 7 of the M5 4 miles

Sat Nav Post Code

- WR2 5HN

Location

Oak House, Everoak Estate is situated on the West side of the City fronting the main Bromyard Road approximately 2 miles from the City Centre.

The building occupies a prominent position in an established business location. Junction 7 of the M5 motorway, is readily accessible via the southern bypass on the western orbital road, approximately 5 miles distant.

Description

The property is part of a substantial two storey building of brick construction with the offices accessed from a shared entrance.

The available space is located over the ground and first floor and comprises two good sized open plan office suites, as well as a number of individual smaller offices. W/c and kitchen facilities are also available.

The ground floor office benefits from 7 parking spaces and the first floor benefits from 4, all located directly in front of the building.



Nearest Stations

- Foregate Street 1.6 miles



Nearest Airports

- Birmingham Int 40 miles

Accommodation

	Sq M	Sq Ft
Ground Floor	174.03	1,873
First Floor	102.70	1,105
Total	276.73	2,978

Tenure

The suites are available to let by way of a new Effective Full Repairing and Insuring Lease for a term of years to be negotiated.

Guide Rental

Ground Floor
£15,000 per annum exclusive

First Floor
£8,850 per annum exclusive

Business Rates

Ground Floor Rateable Value £8,300
Rates Payable £4,075.30
First Floor Rateable Value £5,650
Rates Payable £2,774.15
2019/2020 Rates payable 49.1p in the £

Service Charge

A service charge is payable in respect of the upkeep of both the building and the estate.

Services

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

References/Deposit

The successful Tenant will need to provide satisfactory references for approval. The Landlord may also request a 3/6 month deposit.

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.

Money Laundering

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

EPC

Energy Performance Rating D.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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