

To Let

GJS | Dillon

The Commercial Property Consultants



Marmion House, 1 Copenhagen Street, Worcester WR1 2HB

Refurbished City Centre Offices

- Office suites available from - 529 sq ft (49.15 sq m) – 1,112 sq ft (103.31 sq m) N/A
- Flexible lease terms
- Situated within Worcester's main pedestrianized shopping district
- Close proximity to public car parks and train station
- Easy access to junctions 6 & 7 of the M5 motorway

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

Marmion House, 1 Copenhagen Street, Worcester

Location

Marmion House stands in a prominent position midway along Worcester's main pedestrianised High Street in what is an established retailing area with a number of public car parks situated close by.

Worcester is a major West Midlands city located 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access to the city is very good with junctions 6 & 7 of the M5 motorway both being within four miles of the city centre giving direct access to the national motorway network. Worcester also has train stations that are within walking distance of the City Centre with improved links directly to London.

Description

The property comprises a fully refurbished four storey purpose built retail and office block with two retail outlets on the ground floor, a basement wine bar and first, second and third floor office accommodation which is broken up into a range of self contained office suites which are let to local and regional professional occupiers. The office suites have the following specifications:

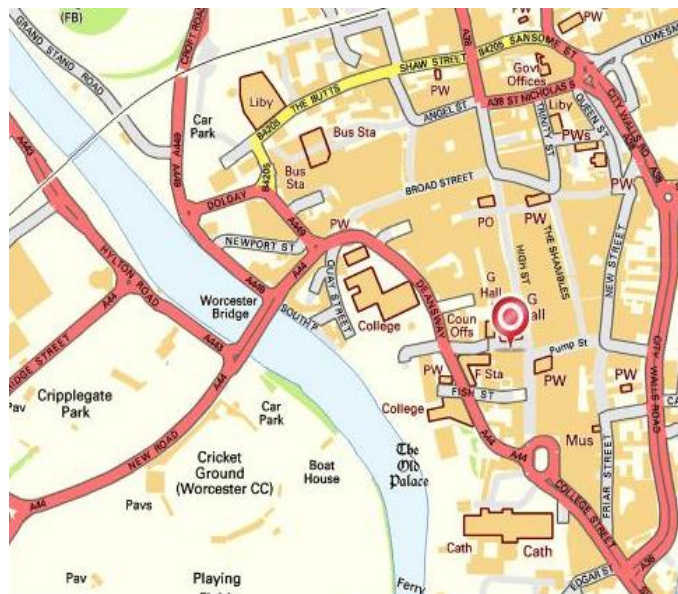
- Modern ceiling mounted Category II lighting
- Central heating radiators
- Cellular and open plan offices
- Carpeted floors
- Communal kitchen facilities
- Passenger lift to all floors

Tenure

The accommodation is available on a new business lease for a term of years to be agreed.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Guide Rental £8 per square foot exclusive

Service Charge

There is currently a service charge within the building which covers building maintenance and lighting of communal areas, the cleaning of toilet and kitchen areas, window cleaning, fire doors and lift maintenance.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT at the prevailing rate.

Rating Assessment

The offices are separately assessed and further information can be provided.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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