

# TO LET

Halls<sup>1845</sup>

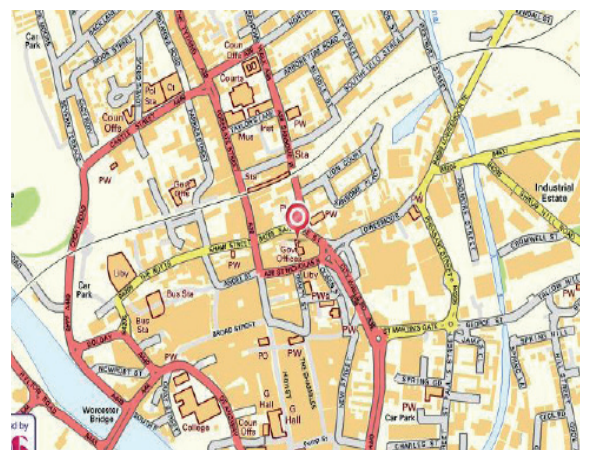
COMMERCIAL

## OFFICES Haswell House, Sansome Street, Worcester WR1 1UZ



- Prominently positioned town centre offices
- 285.8 – 1,167.3 sq m (3,076 - 12,564 sq ft)
- All floors self-contained with lift access
- On-site parking

Rent: On Application



TO LET

# OFFICES

## Haswell House, Sansome Street, Worcester WR1 1UZ

### Location

Haswell House is located in the heart of Worcester close to the city centre and fronting Sansome Street, with a number of public car parks located close by.

### Description

The office suites are available on a floor by floor basis with each floor benefitting from lift access, separate male and female wc's and kitchen area. Lighting is by means of fluorescent lighting throughout with gas fired central heating provided to all floors. In total 10 car parking spaces are available.

### Accommodation

(All measurements are approximate only)

The approximate net internal areas are:

Ground Floor	305.6 sq m (3,290 sq ft)
First Floor	286.9 sq m (3,088 sq ft)
Second Floor	289.0 sq m (3,110 sq ft)
Third Floor	285.8 sq m (3,076 sq ft)
TOTAL	1167.3 sq m (12,564 sq ft)

### Planning

The property is understood to benefit from planning consent for B1 (Office) use.

Interested parties are advised to make their own enquiries to the local authority.

### Rent

On application.

### Tenure

To let by way of an assignment of the existing leases granted in respect of each of the floors or the building as a whole with incentives available. Further information available upon request.

### Rateable Value

To be assessed, Interested parties should make their own enquiries to the local authority.

### Services

A service charge is levied to meet the pro rata cost of maintenance of the building structure and maintenance and repairs works to the common areas.

### Energy performance rating

C (69)

### Legal costs

Each party to be responsible for their own legal cost in respect of this transaction.

### Local Authority

The Hive, Sawmill Walk, The Butts, Worcester WR1 3PB  
Telephone: 01905 722 233

### Financial Act 1989

All figures are quoted exclusive of VAT. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

### Viewing

Strictly by prior arrangement with joint agents. For more information or to arrange a viewing please contact the below agent.

### Ross Bendall BSc MRICS

Halls

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