

To Let / May Sell

GJS | Dillon

The Commercial Property Consultants



Edgar House, Berrow Green Road, Martley, Worcester WR6 6PQ

Office Suites with Excellent Car Parking

- Total area 5,552 sq ft (515.79 sq m) NIA
- Two storey office premises
- Available as a whole or on a floor by floor basis
- Ground floor 2,561 sq ft (239.92 sq m) NIA
- First floor 2,664 sq ft (247.49 sq m) NIA
- Excellent on site parking provision

Viewing and further information: call us on **01905 28684**
www.GJSDillon.co.uk

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Location

The property is situated in a prominent position fronting yet set back from the main B4197 close to the centre of Martley, being situated on a large commercial complex made up of office, warehouse and outside storage accommodation.

The property is situated approximately 6 miles west of Worcester city centre, 9 miles to the south of Stourport on Severn and 9 miles to the east of Bromyard. The nearest motorway access is at junction 6 or 7 of the M5 motorway, both of which are within 10 miles of the property.

Description

Edgar House is a detached, purpose built two storey office building of brick and block main wall construction surmounted by a pitched steel profile clad roof with powder coated aluminium windows and doors with a very distinctive powder coated aluminium single storey reception area at the front.

The accommodation is available as a whole or split to provide two good sized self-contained office suites providing a mix of both open plan and cellular office accommodation with car parking situated to the front and rear of the property.

Ground Floor	2,561 sq ft	239.92 sq m
First Floor	2,664 sq ft	247.49 sq m
Total	5,552 sq ft	515.79 sq m

Tenure

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

The property is potentially available freehold.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C



Guide Rental

Guide Price £450,000 for the freehold

Guide Rental –

Ground floor	- £20,000 per annum exclusive
First Floor	- £20,000 per annum exclusive
Whole area	- £40,000 per annum exclusive

VAT

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

Rating Assessment

Rateable Value - £27,250

At present the building is rated as a whole and the individual suites would therefore need to be rated upon occupation however, it is likely that the suites will be subject to small business rates relief.

Legal Costs

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

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.

Viewing and further information:
call 01527 872525/01905 676169

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

RICS **EG** MOST ACTIVE
DEALMAKERS
3 YEARS RUNNING

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