

To Let

GJS | Dillon

The Commercial Property Consultants



6 Edgar Street, Worcester WR1 2LR

## Self Contained Office Building With Character

- 1,744 sq ft (162.06 sq m) NIA
- Set across four floors
- Air conditioned office accommodation
- Walking distance to Worcester High Street
- Good access to J6 and J7 of the M5 Motorway
- Modern accommodation provided in a Georgian Building

Viewing and further information: call us on **01905 676169**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## 6 Edgar Street, Worcester WR1 2LR

### Location

Edgar Street is close to City Walls Road and Sidbury with good transport links. Close by are the main shopping areas of Worcester city centre and other amenities which are within walking distance. Several public car parks are in the vicinity.

Worcester is a major West Midlands city located approximately 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 city centre. Motorway access to the city is very good with junctions 6 and 7 of the M5 motorway being within three miles of the city centre giving direct access to the national motorway network.

### Description

The property comprises a self contained office building over four floors. 6 Edgar Street has a direct frontage to Edgar Street and has a rear frontage to the King Street Car Park; with access being available from each elevation.

Internally, 6 Edgar Street is arranged over the ground, first, second and third floors and offers office accommodation throughout.

On the ground floor there is a boardroom, reception area, communications room and staff kitchen. On the upper floors are six further offices with the property benefiting from air conditioning throughout.

### Guide Rental

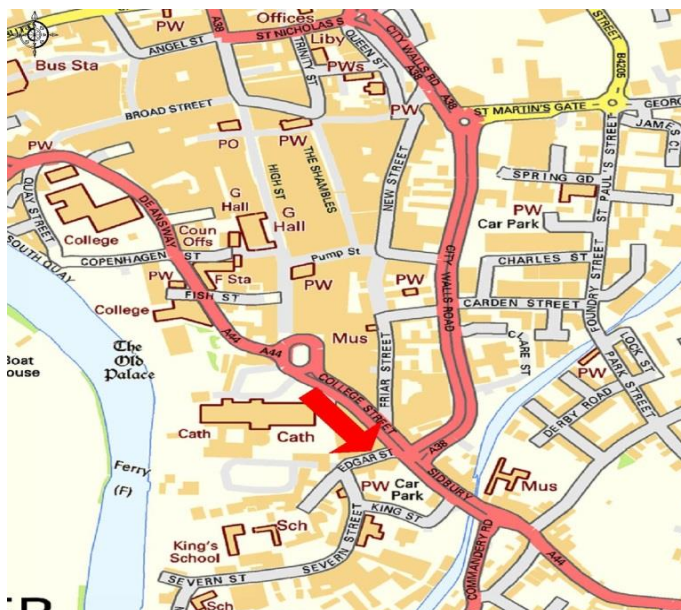
Guide rental £19,000 per annum exclusive

### Tenure

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

### Legal Costs

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



<b>Ground Floor</b>	496 sq ft	46.08 sq m
<b>First Floor</b>	502 sq ft	46.64 sq m
<b>Second Floor</b>	502 sq ft	46.64 sq m
<b>Third Floor</b>	244 sq ft	22.66 sq m
<b>Total NIA</b>	1,744 sq ft	162.02 sq m

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D

### Rating Assessment

The property has a Rateable Value of £12,000

### VAT

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



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.

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**GJS Dillon**

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

