



4 College Yard,
Worcester, WR1 2LA

TO LET - 4 COLLEGE YARD, WORCESTER



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Four Storey Grade II Listed City Centre office building

- 2,291 sq ft (212.60 sq m)
- City Centre office building
- Overlooking the Cathedral
- Parking available
- Walking distance to a number of bars and restaurants



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Approximate Travel Distances



Locations

- Junc 7 of the M5 2.2 miles
- Birmingham 31.7 miles

Sat Nav Post Code

- WR1 2LA

Location

The property occupies a prominent position in college yard opposite Worcester Cathedral at the southern end of Worcester City Centre. The High Street, River Severn and Worcestershire County Cricket Club are all within walking distance of the property. Cathedral Square is located opposite the building providing a number of bars, restaurants and coffee shops as well as access to further retail and leisure provisions on the high street.

The building is easily accessible from College Street which provides routes via Deansway to the west of the city over the river and to the east via Sidbury. Public transport is available in the City Centre with Foregate Street Train Station and the Bus Station at Crowngate both within walking distance. Junction 7 of the M5 is approximately 2.2 miles to the east via London Road.

Description

The building comprises a four storey grade II listed office building of traditional brick construction fronting college yard.



Nearest Stations

- Foregate Street 0.9 miles



Nearest Airports

- Birmingham Int 37.6 miles

Internally, the office accommodation is set out across the four floors with a mixture of large open plan office space and separate smaller meeting rooms and private offices. Access to the different floors is via a centrally located stairwell providing access to the upper parts. Kitchen and w/c facilities are located throughout the building.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	56.3	607
First Floor	58.3	628
Second Floor	61.0	657
Third Floor	37.0	399
Total	212.60	2,291

Guide Rental/Tenure

On Application.

The property is available To Let by way of a new formal FRI business lease, subject to satisfactory references.

Business Rates

Rateable Value TBC

2019/2020 Rates Payable 49.1p in the £

Services

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

References

The successful Tenant will need to provide a minimum 3 month deposit, subject to covenant

strength, and two trade references for approval.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

Money Laundering

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

EPC

Energy Performance Rating to be confirmed.

Viewings

By prior arrangement with the agent.



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