

TO LET

GROUND FLOOR OFFICES
24C NEW STREET, WORCESTER
WR1 2DP



City Centre Office Accommodation

Ground floor office premises.

719 sq ft (66.73 sq m) NIA.

Cellular office accommodation.

On site car parking (by separate negotiation).

City centre location with good access to local amenities and public transport.



Rent: £8,000 per annum (exclusive)

halls.gb.com

01562 820880

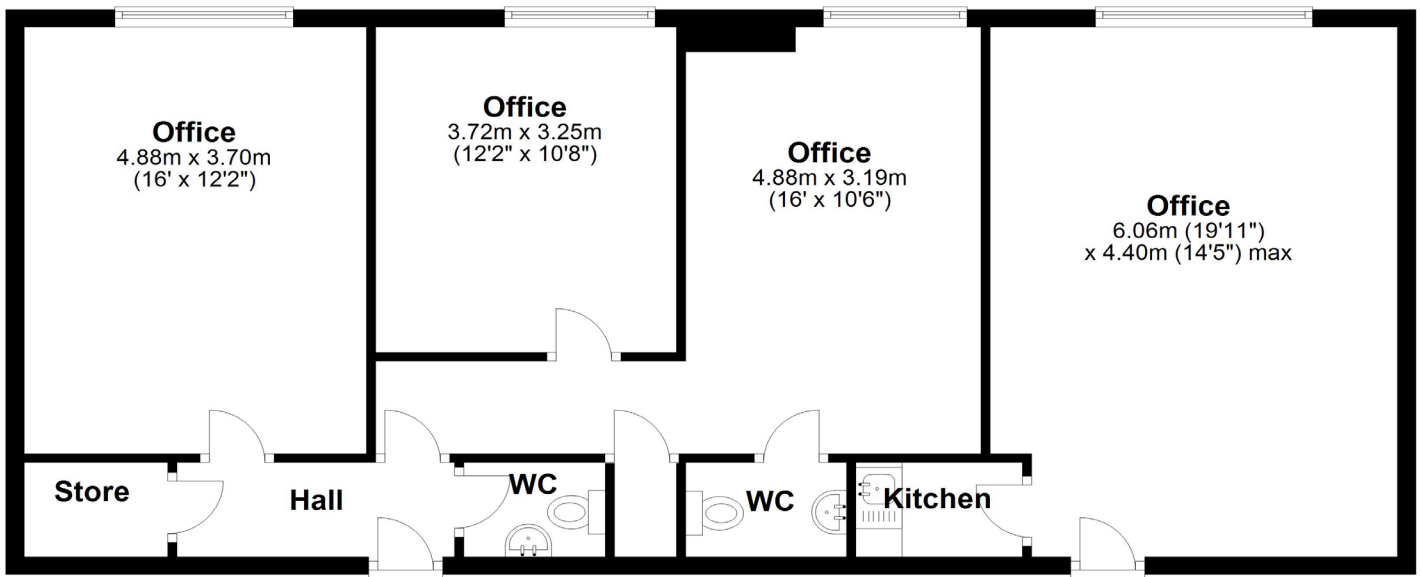
TO LET

Ground Floor Offices, 24C New Street, Worcester, WR1 2DP



Ground Floor

Approx. 89.9 sq. metres (967.5 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 sq. feet)
24c New Street, Worcester

LOCATION

The property is situated within a courtyard complex set back from New Street in Worcester City Centre with the High Street being within easy walking distance. New Street is accessed via the main A38 City Walls Road Northbound and benefits from good public transport links with both Worcester Foregate Street Train Station and Crown Gate Bus Station being a short walk away.

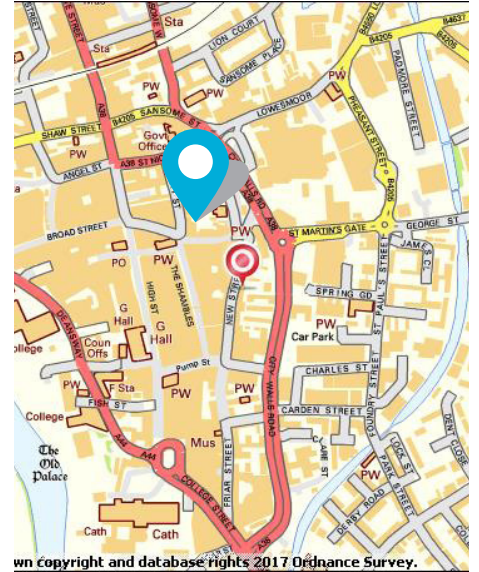
Worcester is a major West Midlands city located 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access to the city is very good with junction 7 of the M5 motorway being within three miles of the city centre giving direct access to the national motorway network.

DESCRIPTION

The offices are situated on the ground floor of a two storey building of brick and block construction with the first floor comprising two residential flats. Car parking is situated to the front of the property with two spaces available by way of separate negotiation.

ACCOMMODATION

The accommodation itself comprises 4 cellular offices; each providing inset spot lighting, perimeter wall trunking, electric storage heating and are fully carpeted throughout. The accommodation benefits from a small kitchenette and male and female wc facilities. 719 sq ft (66.73 sq m)



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RATEABLE VALUE

Rateable Value £5,200

Estimated rates Payable £2,423.20

CAR PARKING

Car parking spaces available at £70 per space per calendar month

EPC

The property has an energy performance rating of F - 126

VAT

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

TENURE

The accommodation is offered for Leasehold for a length of term by negotiation.

LEGAL COSTS

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

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. For more information, or to arrange a viewing, please contact the agents.

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