

TO LET

Office within character building
413 sq ft (38 sq m)

The Milburn Room,
The Guesten, 15 College Green, Worcester, WR1 2LH



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Office Space in character building

- 413 sq ft (38 sq m)
- Prestigious office within character building
- Parking for 2 cars available by separate negotiation
- Sought after location within College Green



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Approximate Travel Distances



Locations

- Worcester City Centre - 0.8 miles
- Cheltenham - 24 miles
- Birmingham - 39 miles

Sat Nav Post Code

- WR1 2LH

Location

The building is located in College Green, a sought after location within the immediate vicinity of Worcester Cathedral and in Worcester City Centre.

Description

The Guesten is a beautifully resorted Queen Anne house. The office available is known as the Milburn Room and is located on the ground floor, accessed from the impressive communal hallway. The room benefits from large windows and gas central heating.

There are well appointed separate communal gents, ladies and disabled toilet facilities. There will also be a new communal kitchen for use by the Tenant. The Tenants will have access to the attractive gardens to the rear of the property.

There are up to 2 car parking spaces available with the office for a separate Licence fee.

Accommodation	Sq M	Sq Ft
Ground Floor Office	38	413



Nearest Stations

- Foregate Street - 0.7 miles



Nearest Airports

- Birmingham Int - 37 miles

Tenure

The property is available to let by way of a new formal business lease for a term of years to be negotiated.

Guide Rental

£7,000 per annum exclusive.

Service Charge

The Tenant shall pay a contribution of £649.92 per annum to cover building maintenance, services and utilities (water, electricity and gas).

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £3,800
Rates Payable £1,896.20

2020/2021 Rates Payable 49.9p in the £

The ingoing Tenant may be eligible for Small Business Rates Relief. Please make enquiries through the Local Authority.

Services

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

Legal Costs

A contribution will be payable towards the Landlord's legal costs of £500 +VAT.

EPC

Energy Performance Rating D90.

References/Deposit

The successful Tenant will need to provide satisfactory references for approval. The Landlord may also request a 3/6 month deposit.

Anti Money Laundering

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

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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Particulars dated July 2020

