

TO LET

Leasehold

Serviced office suites

174 sq ft - 365 sq ft

Blackpole Business Centre,
Blackpole Road, Worcester, WR3 8YA



BLACKPOLE BUSINESS CENTRE



Blackpole Business Centre, Blackpole Road, Worcester, WR3 8YA



High specification, serviced offices with air conditioning .

- Minutes from Junction 6 M5 motorway
- Modern office accommodation
- Extensive dedicated car parking
- Good specification offices including air conditioning
- Flexible terms & inclusive rents



Lauren Allcoat - 07738 981480



Lauren.allcoat@fishergerman.co.uk



Maxine Clarke - 07807 540253



Maxine.clarke@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Worcester City Centre - 3.5 miles
- Birmingham - 28 miles

Sat Nav Post Code

- WR3 8YA



Nearest Stations

- Shrub Hill - 3.3 miles
- Foregate Street - 3.5 miles



Nearest Airports

- Birmingham Int - 35 miles

Location

Blackpole Business Centre is located on the Northern Edge of Worcester and easily accessible for junction 6 of the M5 motorway, The A38 is also accessed for routes running North out of Worcester at Fernhill Heath. The premises are on Blackpole Road within a busy and popular commercial area of the city.

Description

The building comprises a single storey office building on a one acre site providing ample parking facilities.

The building provides a number of office suites together with shared kitchen and WC facilities. The whole building has been the subject of a full refurbishment programme including redecoration, air conditioning, data trunking and category II lighting.,

Accommodation

Room	Sq M	Sq Ft
7A	33.3	358
11A1	16.2	174
11B	33.9	365

Guide Rental/Price

On application

Tenure

Leasehold - Flexible Terms available

Business Rates

Available upon request
2020/2021 Rates Payable 49.9p in the £

Services

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

Legal Costs

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

Service Charge

Available upon request

EPC

Energy Performance Rating - TBC

References/Deposit

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



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2020.

