

TO LET

Two storey office suite
2,556 sq ft (237.55 sq m)



**Suite B, Unit 1 Shire Business Park,
Wainwright Road, Worcester, WR4 9FA**



SUITE B, UNIT 1 SHIRE BUSINESS PARK, WAINWRIGHT ROAD



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Wainwright Road, Worcester, WR4 9FA**



Modern two storey office suite

- 2,556 sq ft (237.55 sq m)
- Excellent natural light
- Parking for 5 cars with additional parking available by separate negotiation
- Good transport links
- Nearby occupiers include; CB Accountants, Waste Efficiency, Integratech and Wickens.
- Could be combined with Suite A providing an additional 1,731 sq ft.



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Approximate Travel Distances



Locations

- Junc 6 of the M5 - 1.3 miles
- Kidderminster - 15.3 miles
- Birmingham - 27.4 miles

Sat Nav Post Code

- WR4 9FA

Location

Shire Business Park is an established business park within 1.3 miles of J6 of the M5 and 3.4 miles north east of Worcester City Centre. The location affords excellent access to the national motorway network, Worcester City Centre and Birmingham City Centre, approximately 27.4 miles to the north east.

Description

The suite offers modern, centrally heated, office accommodation arranged over ground and first floor levels.

To the ground floor is a reception area, two offices, board/meeting room, server/storage room, separate male/disabled and female WC's as well as a kitchenette facility.

The first floor is predominantly open plan with three partitioned private offices/meeting rooms.

The building benefits from 5 car parking spaces with additional parking available by separate negotiation.



Nearest Stations

- Worcester Shrub Hill - 3 miles



Nearest Airports

- Birmingham Int - 33 miles

Guide Rental

£28,000 per annum exclusive.

Accommodation

	Sq M	Sq Ft
Ground Floor	106.33	1,144
First Floor	131.22	1,412
Total	237.55	2,556

A further 1,731 sq ft is available in the adjoining Unit, Suite A and could be combined.

Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Service Charge

The building forms part of a multi let estate and therefore the tenant will be responsible for the payment of a service charge. Further details available from the agent.

Insurance

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

Business Rates

Rateable Value £16,000
Rates Payable £7,984

2020/2021 Rates Payable 49.9p in the £

Services

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

Legal Costs

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

References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3 or 6 month deposit.

Anti Money Laundering

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

EPC

Energy Performance Rating C.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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