

TO LET

Ground Floor Office Suite
2,226 sq ft (206.79 sq m)

**56 Cranham Drive,
Worcester, WR4 9PA**



GROUND FLOOR OFFICE SUITE, 56 CRANHAM DRIVE



56 Cranham Drive, Worcester, WR4 9PA



Ground Floor Office Suite

- 2,226 sq ft (206.79 sq m)
- Good natural light
- Reception area
- Mix of open plan and cellular office accommodation
- Air conditioning
- On site parking available on a first come first served basis
- Available Now



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Approximate Travel Distances



Locations

- Junc 6 of the M5 - 1.4 miles
- Kidderminster - 15.4 miles
- Birmingham - 28.0 miles

Sat Nav Post Code

- WR4 9PA

Location

Cranham Drive provides a mixed use site of retail, office and residential accommodation located within 1.4 miles of J6 of the M5 and 2.3 miles north east of Worcester City Centre. The location affords excellent access to the national motorway network, Worcester City Centre and Birmingham, approximately 28 miles to the north east.

Description

The property comprises a two storey building of traditional brick construction located to the rear of an established retail parade. The available accommodation, located on the ground floor of the property, provides a mix of open plan and cellular office space.

To the front of the building is a large reception area with w/c leading to an open plan office space. Located to the rear is a staff kitchen, two further w/c's, store room and two meeting rooms.

On site parking is available on a first come first served basis.



Nearest Stations

- Shrub Hill 2.3 miles



Nearest Airports

- Birmingham Int - 33.7 miles

Guide Rental

£15,000 per annum exclusive.

Accommodation	Sq M	Sq Ft
Ground	206.79	2,226

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 which includes insurance Further details available from the agent.

Insurance

The Landlord insures the property and recovers the cost from the Tenant. Included in the service charge.

Business Rates

To be reassessed upon occupation as currently assessed with the first floor.

2021/2022 Rates Payable 49.9p in the £

Services

We understand that mains services are available to the property, namely mains water, gas and electricity all of which form part of the service charge.

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 will also require a deposit of between 3 and 6 months.

Anti Money Laundering

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

EPC

Energy Performance Rating D81.

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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