

TO LET

First floor office suite
4,057 sq ft (376 sq m)




**Block B, Malvern Court, Whittington Hall,
Whittington Road, Worcester, WR5 2RG**

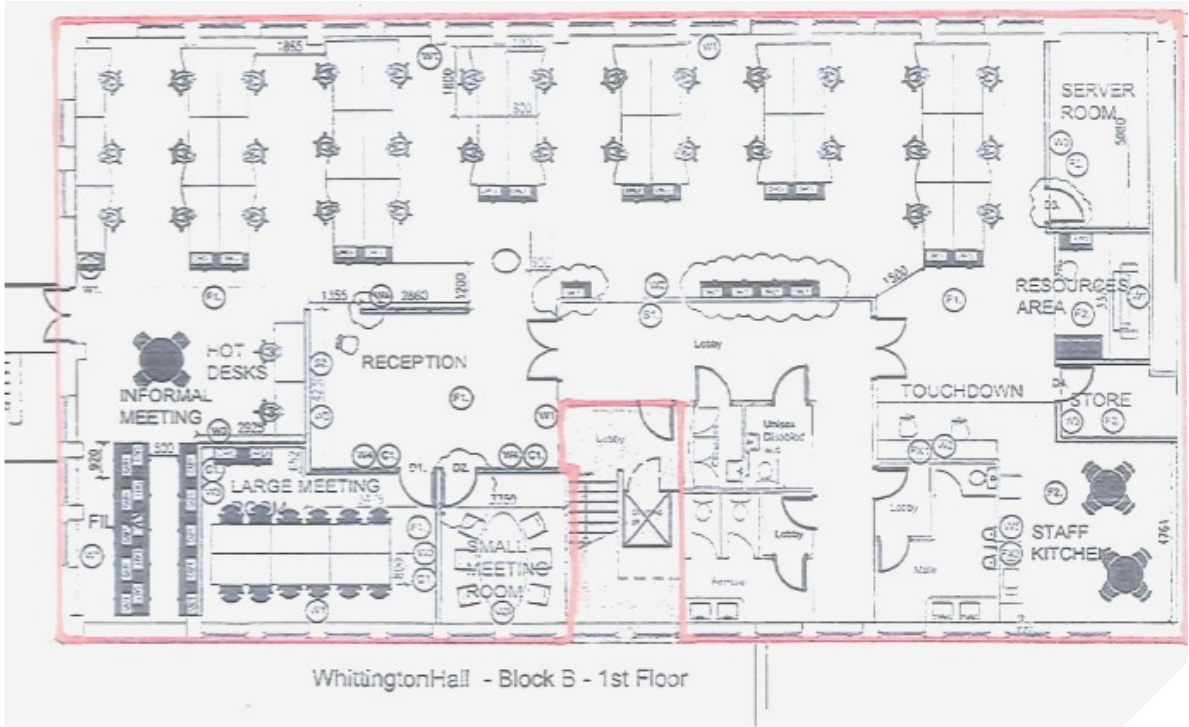


BLOCK B, MALVERN COURT, WHITTINGTON HALL


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Whittington Road, Worcester, WR5 2RG**

 **First Floor Office Suite**


- 4,057 sq ft (376 sq m)
- A mix of open plan and individual meeting rooms
- Lift access
- Self contained
- Good natural light
- Heat/cool units
- 18 onsite parking spaces
- Situated on established business park
- Close to Junction 7 of the M5
- 3 miles from Worcester City Centre



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First floor office suite

Location

Malvern Court is located on the established Whittington Hall Business Park on the outskirts of Worcester. The property is conveniently located within close proximity to Junction 7 of the M5, 3 miles south east of Worcester City Centre and 5.7 miles from the new Worcester Parkway Train Station.

Description

Malvern Court comprises a two storey office building with associated car park situated within the idyllic surrounds of Whittington Hall. The property is accessed off the A4440, Whittington Road located just off Junction 7 of the M5.

The ground floor includes an unmanned communal reception area, toilets and stair and lift access to the first floor.

The available office suite on the first floor is currently arranged as open plan offices with fitted reception, meeting rooms and kitchen as well as female, male and disabled toilets.

The suite is well lit with windows to three aspects and provides heat/cool units for all year round comfort.

Externally the property provides excellent on site parking provision for 18 cars.

Accommodation

First Floor

Sq M

376

Sq Ft

4,057

Guide Rental

£14 per sq ft per annum exclusive.

Tenure

The suite is available to let by way of an internal repairing and insuring sub-lease to expire no later than February 2025.

Business Rates

Rateable Value £51,500

Rates Payable £26,368

2020/2021 Rates Payable 51.2p in the £.

Services

We understand that mains services are available to the property including electric, water and mains drainage.

Service Charge

A service charge is payable in respect of the upkeep of both the building and the estate.

Insurance

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

EPC

Energy Performance Rating to D94.

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.

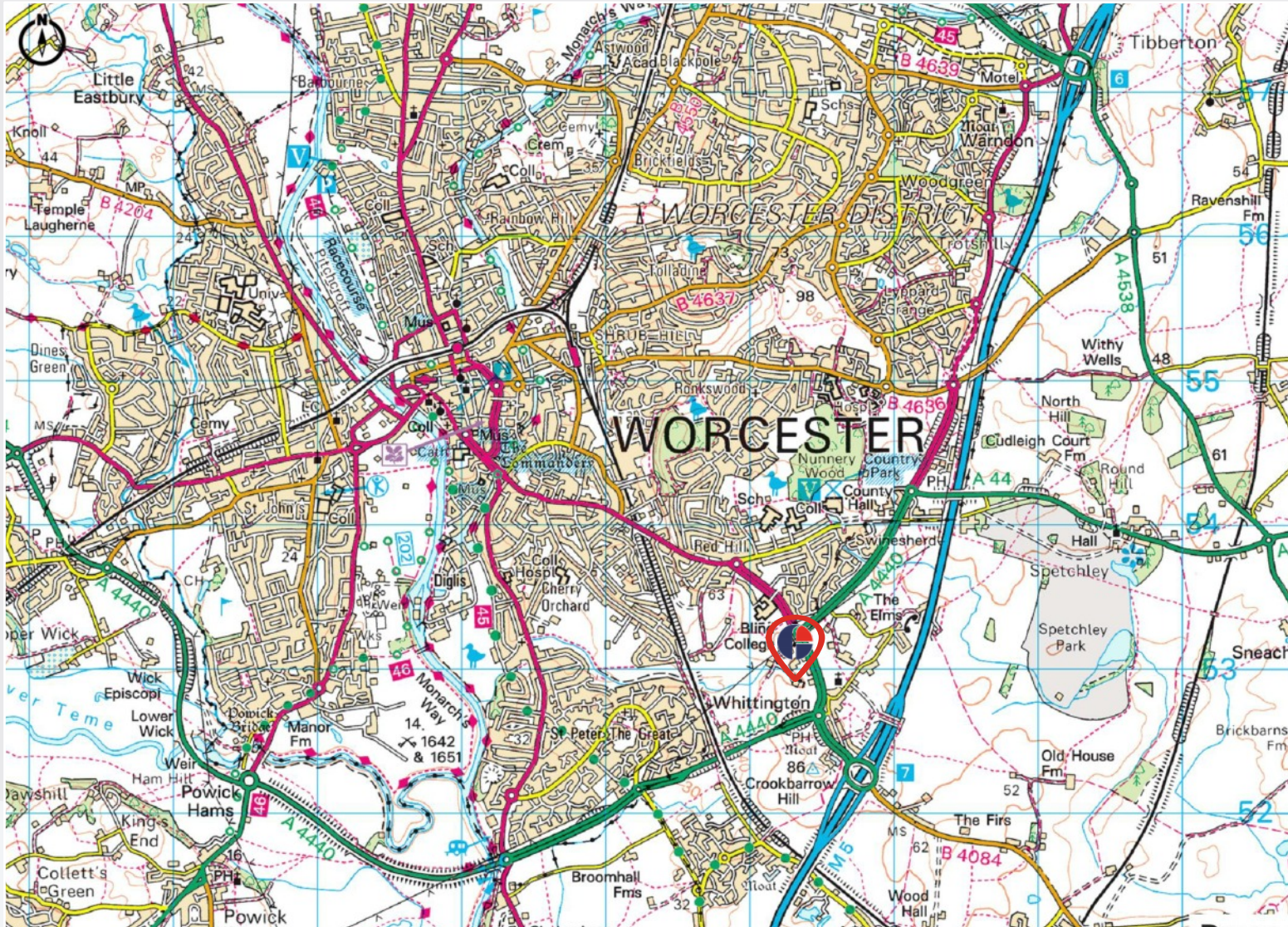
Anti Money Laundering

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



Licence Number 100019885 - not to scale

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Approximate Travel Distances

Locations

- Junc 7 of the M5 - 1 mile
- Worcester City Centre - 2.4 miles
- Birmingham - 30.9 miles

Sat Nav Post Code

- WR5 2RG

Nearest Stations

- Worcester Shrub Hill 2.2 miles
- Worcester Parkway 5.7 miles

Nearest Airports

- Birmingham Int 35.8 miles



Please Note

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Particulars dated September 2020.

