

TO LET

Ground Floor office suite
995 sq ft (92.43 sq m)



Suite 2, Cadbury House,
Blackpole Trading Estate East, Worcester, WR3 8SG



Suite 2, Cadbury House, Blackpole Trading Estate East



**Suite 2 Cadbury House,
Blackpole Trading Estate East,
Worcester, WR3 8SG**



Open plan ground floor office suite on outskirts of City Centre.

- 995 Sq Ft (92.43 Sq M)
- Open plan office space
- Air conditioning
- LED Lighting
- Double Glazed
- 5 car parking spaces
- Close proximity to the M5 Junction 6
- Located on Established Trading Estate
- Available immediately



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Approximate Travel Distances



Locations

- Worcester City Centre - 2.6 Miles
- Droitwich - 4 Miles
- Kidderminster - 14.5 Miles

Sat Nav Post Code

- WR3 8SG

Location

Cadbury House is located on Blackpole East Trading Estate which is located approximately 3 miles to the North-East of Worcester City Centre. The estate is well located for access to the national motorway network with Junction 6 of the M5 approximately 2.5 miles to the east via the A449. Kidderminster and Droitwich can both be easily accessed from the location via the A449 and A38 respectively.

The nearest train station is Worcester Shrub Hill (with direct routes to Malvern, Birmingham New Street and London Paddington) approximately 2.4 miles in distant.

Description

The office suite is positioned on the ground floor of the recently refurbished Cadbury House. The suites provide open plan office accommodation with low level perimeter trunking, air conditioning and new LED lighting throughout. The suites also benefit from a very good level of natural light. Further provisions include a kitchenette, communal toilets and 5 allocated parking spaces.



Nearest Stations

- Shrub Hill - 2.4 Miles



Nearest Airports

- Birmingham International - 34.4 Miles

Accommodation

Ground Floor Office **Sq M** **Sq Ft**
92.43 995

Tenure

The property is available by way of a new effective full repairing and insuring lease direct with the Landlord.

Guide Rental

£14,000 per annum exclusive.

Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas and security of the estate. Further details are available from the agent.

Business Rates

Rateable Value £9,600
Rates Payable £4,790.40

2020/2021 Rates Payable 49.9p in the £

Services

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

Legal Costs

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

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 D.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the agent.



Please Note

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Particulars dated October 2020

