

# TO LET ON APPLICATION

## CAMELOT HOUSE 60 BARBOURNE ROAD, WORCESTER, WR1



- Conveniently located on main arterial route into Worcester
- Office accommodation extending to approximately 700 sq ft
- Viewing highly recommended
- Rent: On Application

**JOHN  
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981

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Regulated by  
**RICS**

# LOCATION

The property is located in the city of Worcester, Worcestershire with a population of approximately 100,000. Worcester is a historic cathedral city located in the county of Worcestershire in the West Midlands region of England. Positioned approximately 30 miles south-west of Birmingham, the city benefits from strong regional connectivity via the M5 motorway (Junctions 6 and 7) and direct rail links to Birmingham, London Paddington, and Hereford. Worcester's central location makes it a key commercial hub for Worcestershire and the surrounding rural economy. The city has a diverse and resilient economy, with key sectors including retail, professional services, healthcare, manufacturing, and education. Worcester is home to the University of Worcester, one of the city's largest employers, alongside Worcestershire Royal Hospital and a range of established national and local firms.

# DESCRIPTION

The property situated on the Barbourne Road, which is a main arterial route into Worcester, and is a busy location with the immediate surrounding uses including retail, professional services and residential. The office accommodation is located on the first floor, shared with other businesses, and includes four offices, with WC facilities and Kitchenette. With central heating.

# ACCOMMODATION

The Office extends to approximately 700Sq Ft.

Name	Description	Sq Ft	Sq M
First Floor Offices	four offices with WC facilities and Kitchenette	700	65.03
<b>TOTAL</b>		<b>700</b>	<b>65.03</b>

# SERVICES, PLANNING, EPC

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

PLANNING - It is understood the premises are suitable for use as offices. Interested parties are advised to check with the local planning authority that their proposed use is suitable.

EPC RATING - The EPC rating for this property is C (65) for ground floor and C (67) for first floor.

# BUSINESS RATES

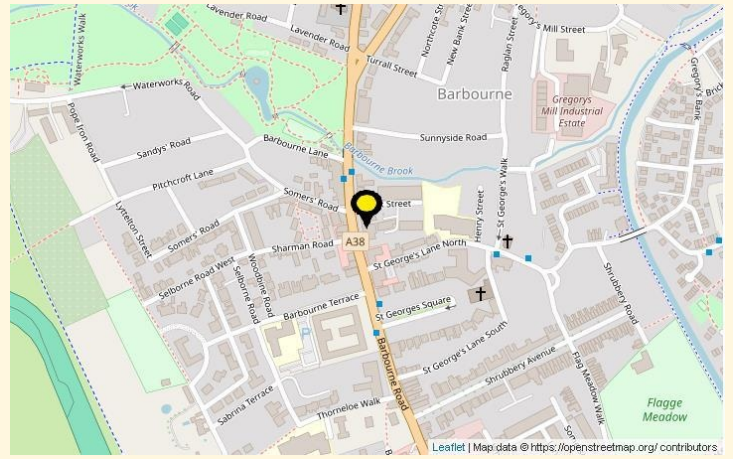
The property will have to be re-assessed for non domestic rates by the Valuation Office Agency.

# VIEWING ARRANGEMENTS

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

# DIRECTIONS

The property can be found on Barbourne Road.  
POST CODE - WR1 1JA  
WHAT3WORDS - ///unable.this.trucks



# PROPOSED TERMS

The premises are available to let on a new lease of negotiable length and terms.

Rent: On Application

# CONTACT

JOHN GOODWIN COMMERCIAL DEPARTMENT  
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## Adam Goodwin

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# GENERAL

*Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.*

*John Goodwin has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract. It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of John Goodwin and accordingly we recommend you obtain specialist advice.*

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.