

TO LET

Two Storey Office Building With
Parking
1,593 Sq Ft (147.97 Sq M)



Richmond House

48 Bromyard Road, St Johns, Worcester, WR2 5BT

RICHMOND HOUSE



**Richmond House, 48 Bromyard Road,
St Johns, Worcester, WR2 5BT**



Two storey office building with parking.

- Traditional brick construction with pitched roof
- Cellular offices to both ground and first floor
- Reception room and board room
- Cellar storage
- Kitchen & WCs
- Gas central heating



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Approximate Travel Distances



Locations

- Junction 6 M5 - 6.6 miles
- Malvern - 8.3 miles
- Birmingham - 33.9 miles

Location

The property is situated on the west side of the City on the corner of Comer Road and Bromyard Road, approximately 2 miles from the city centre. The building occupies a prominent position within a primarily residential area. Junction 7 of the M5 motorway, is readily accessible via the southern bypass on the western orbital road, approximately 5 miles distant.

Description

The property comprises a two-storey building of traditional brick construction under a pitched tiled roof with single glazed sash windows. A single storey extension is located to the rear. Internally the property is laid out in a cellular format over both floors with a reception room, board room and a number of individual offices. A kitchen and WC are provided to the ground floor with additional WCs to the first floor.

The property benefits from gas central heating, air conditioning units, front and rear access and cellar storage. Externally the property has a large car park to the rear for approximately 12 vehicles.



Nearest Station

- Worcester Foregate St - 1.3 miles



Nearest Airport

- Birmingham Int - 40.2 miles

Accommodation

Floor	Sq M	Sq Ft
Ground	91.3	983
First	56.67	610
Total NIA	147.97	1,593
Cellar Storage	17.65	190

Rent

£21,000 per annum exclusive.

Tenure

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

Business Rates

Rateable Value £16,500
Rates Payable £8,233.50
2023/2024 Rates Payable 49.9p in the £.

Services

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

Insurance

The landlord insures the property and recovers the cost from the tenant.

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.

EPC

Energy Performance Rating C.

Anti Money Laundering

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

VAT

VAT is not chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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