

**fisher
german**

Suite E, Kay One Building

2 St Oswalds Road, Worcester, WR1 1HZ

Long Leasehold
Office Suite
Grade II Listed Building
4,717 Sq Ft (438.22 Sq M)



For Sale | £485,000 + VAT | (May Let)



Amenities



Long
Leasehold



Open Plan
Layout



Meeting
Rooms



Air Con



Kitchen



City Centre
Location

Suite E, Kay One Building

4,717 Sq Ft (438.22 Sq M)

Description

The property comprises a lower ground floor office suite, within a prominent Grade II Listed building, benefitting from self contained access from St Oswalds Road. The property is arranged to provide an open plan layout with cellular meeting rooms and ancillary areas. Internally, the office features carpeted flooring, LED lighting, painted plastered walls and air conditioning. The accommodation also benefits from WC and kitchen facilities.

Location

The suite is situated within the Kay One building on The Tything in the heart of Worcester city centre within close proximity to a number of professional firms including solicitors, estate agents and insurance brokers. There are also a number of bars, cafes and restaurants in the immediate area. Foregate Street train station and the bus station at CrownGate are within walking distance.

Worcester is an historic Cathedral City in the south-west Midlands and is the administrative hub in Worcestershire. It is located approximately 25 miles south west of Birmingham and is well served by both road and rail links, being Junction 6 and 7 of the M5 Motorway and three mainline train station.

Accommodation

Description	Sq Ft	Sq M
Suite E	4,717	438.22

Locations

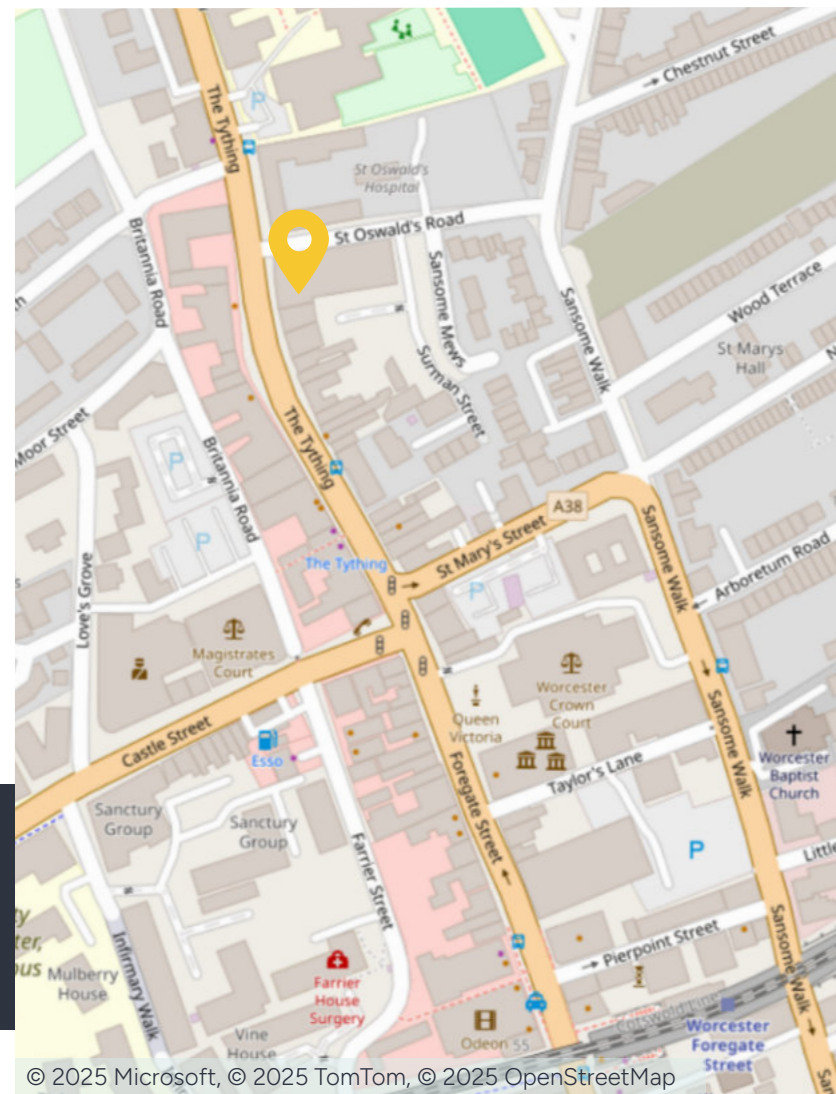
M5 J6: 4.5 miles
M5 J7: 3.1 miles
Birmingham: 31.5 miles

Nearest station

Foregate Street: 0.4 miles

Nearest airport

Birmingham International: 36 miles



Further information

Tenure

The property is offered on a Long Leasehold basis for a term of 125 years from the 1st April 2004, with an unexpired term of 102 years and 7 months. The property will be sold with vacant possession upon completion.

Price

£485,000 subject to contract.

Rental

£46,250 per annum subject to contract.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating B.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts, the structure of the building and insurance.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale/letting.

Anti Money Laundering

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

VAT

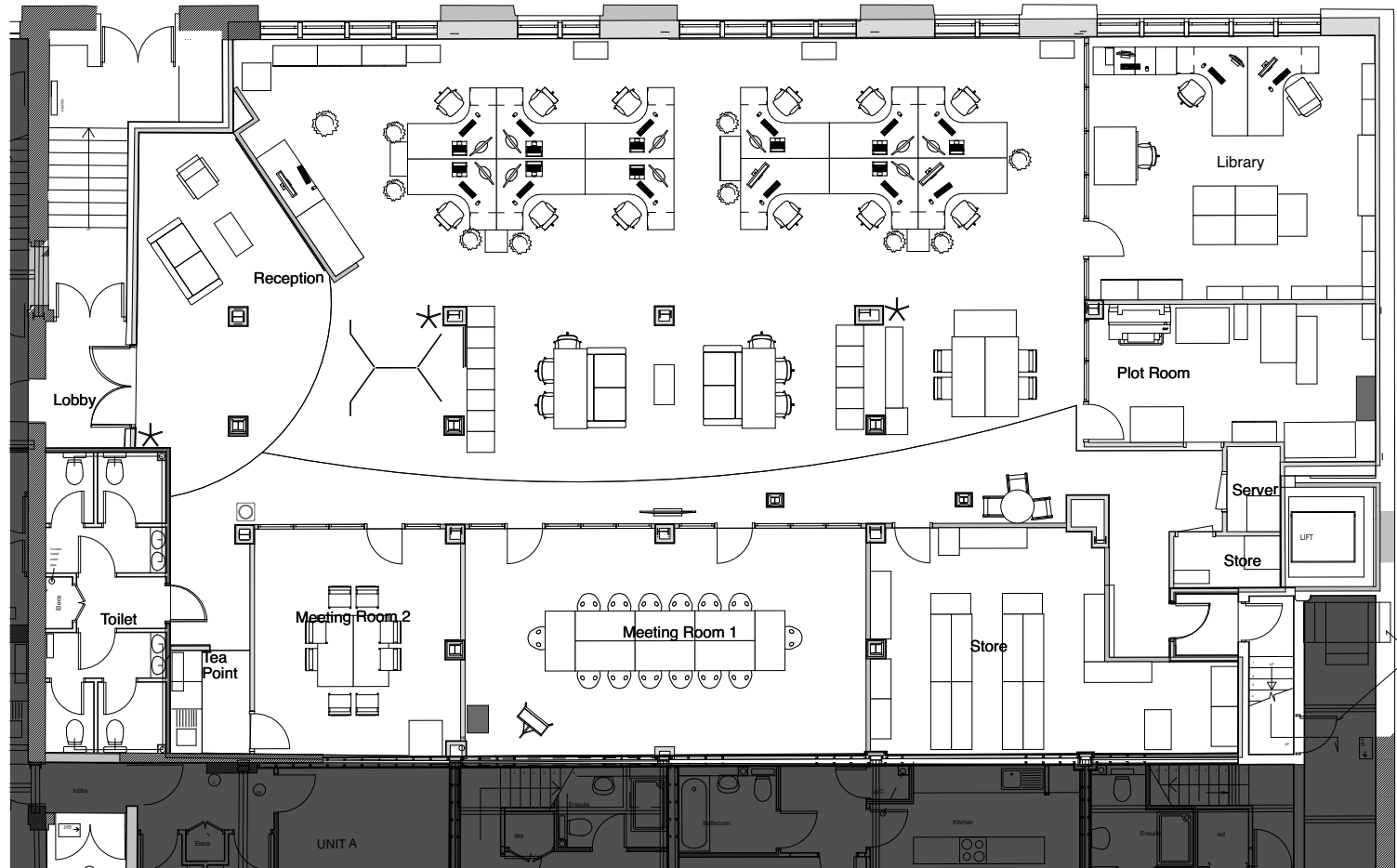
VAT is applicable.

Viewings

Strictly by prior arrangement with the sole agents.



Floorplan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Richard Tomlinson

07967 195 147

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James Allison

07974 519 507

james.allison@fishergerman.co.uk

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Particulars dated August 2026. Photographs dated July 2026.



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