

**fisher
german**

First Floor, East End, 1 Shire Business Park

Leasehold
First Floor Offices

Wainwright Road, Worcester, WR4 9FA

1,481-3,144 Sq Ft (137.59-292.09 Sq M)



To Let | £12 per sq ft



Amenities



Parking



Motorway



Transport Links

First Floor, East End, 1 Shire Business Park

1,481-3,144 Sq Ft (137.59-292.09 Sq M)

Description

The two modern, centrally heated, office suites are located on the first floor of 1 Shire Business Park East, to either side of a smaller reception area to the top of the stairs.

Suite 1 (1,663 sq ft) is largely open plan with 5 smaller stud and glass partitioned offices/meeting rooms along two sides. The suite benefits from 5 car parking spaces.

Suite 2 (1,481 sq ft) is largely open plan with one stud/glass partitioned office to the corner. Access to the kitchen and a further storage room is via this suite. The suite benefits from 4 car parking spaces.

Shared WC facilities are located on the ground floor.

Additional parking available by separate negotiation.

Location

Shire Business Park is an established business park 1.3 miles from J6 of the M5, and 3.4 miles north east of Worcester city centre. The location affords excellent access to the national motorway network, Worcester city centre, and Birmingham city centre, approximately 27.4 miles to the north east.

Accommodation

Description	Sq Ft	Sq M
Suite 1	1,663	154.50
Suite 2	1,481	137.59
Total	3,144	292.09

Locations

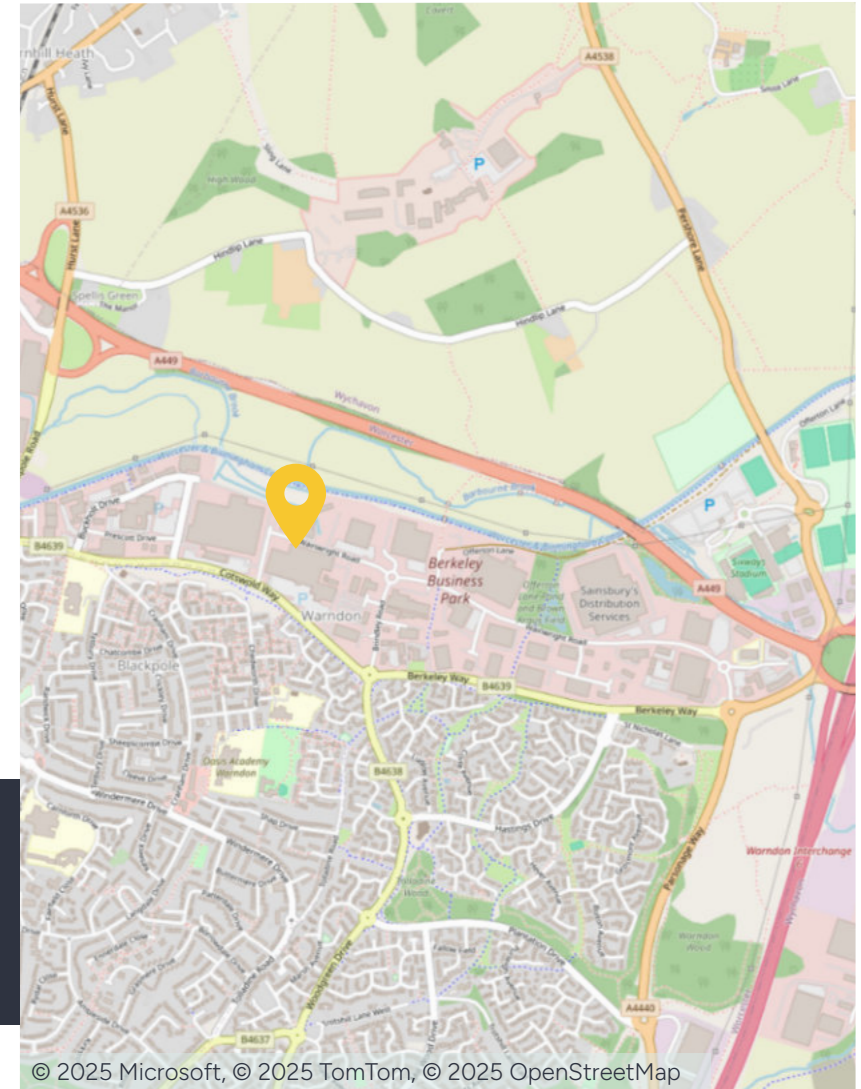
J6 M5: 1.3 miles
Kidderminster: 15.3 miles
Birmingham: 27.4 miles

Nearest station

Worcester Shrub Hill: 3 miles

Nearest airport

Birmingham International: 33 miles



Further information

Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Rent

Suite 1: £19,956 per annum exclusive.

Suite 2: £17,772 per annum exclusive.

Business Rates

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

To be re-assessed upon completion.

Services

We understand that mains services are available to the property, namely mains water, gas and electricity, all of which form part of the service charge.

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.

Service Charge

The building forms part of a multi-let estate and therefore the tenants will be responsible for the payment of a service charge which includes utilities. Further details available from the agent.

Legal Costs

A contribution of £500 plus VAT will be payable towards the landlord's legal costs.

Insurance

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

References/Deposit

The successful tenants will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

EPC

EPC rating to follow.

Fixtures & Fittings

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

Anti Money Laundering

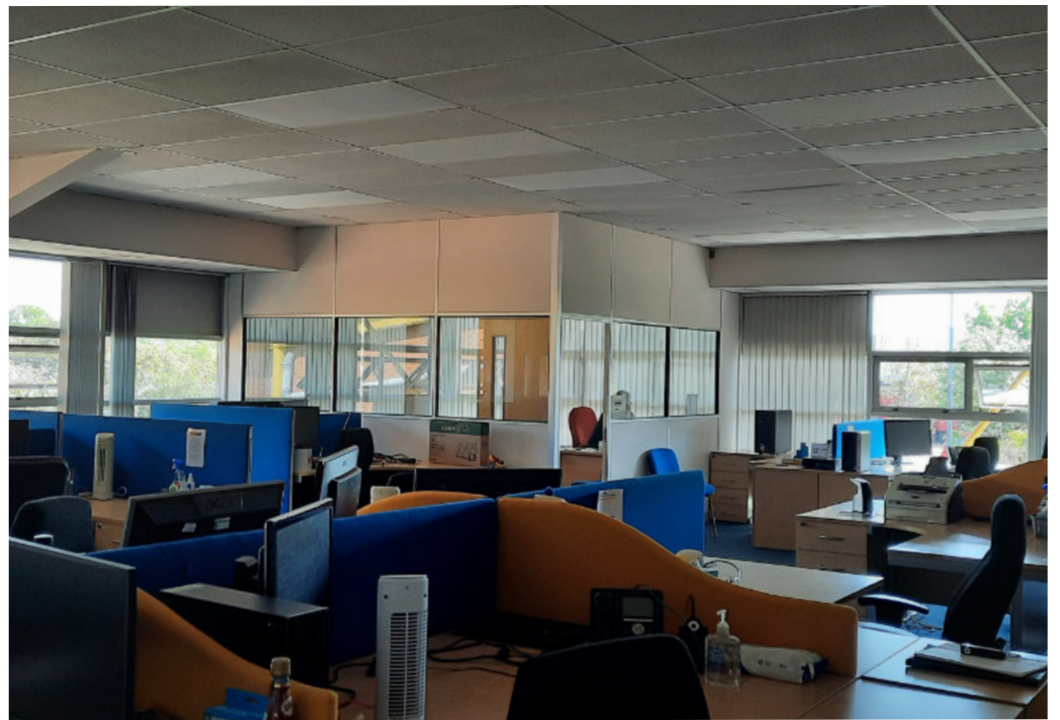
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is chargeable in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated May 2021 & August 2023.



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