

TO LET

SUITE 4, GROUND FLOOR, POLYSEC HOUSE
BLACKPOLE TRADING ESTATE WEST, WORCESTER, WR3 8TJ



OFFICE PREMISES

1,436sq ft (133.4 sq m) (Approx. Total Net Internal Area)

- Popular business park location
- Within close proximity to Junction 6 of M5
- Self-contained
- On-site parking

LOCATION

The property is located at the entrance to Blackpole Trading Estate West which is approximately 2 miles North of Worcester City Centre and 2 miles West of Junction 6 of the M5 Motorway.

DESCRIPTION

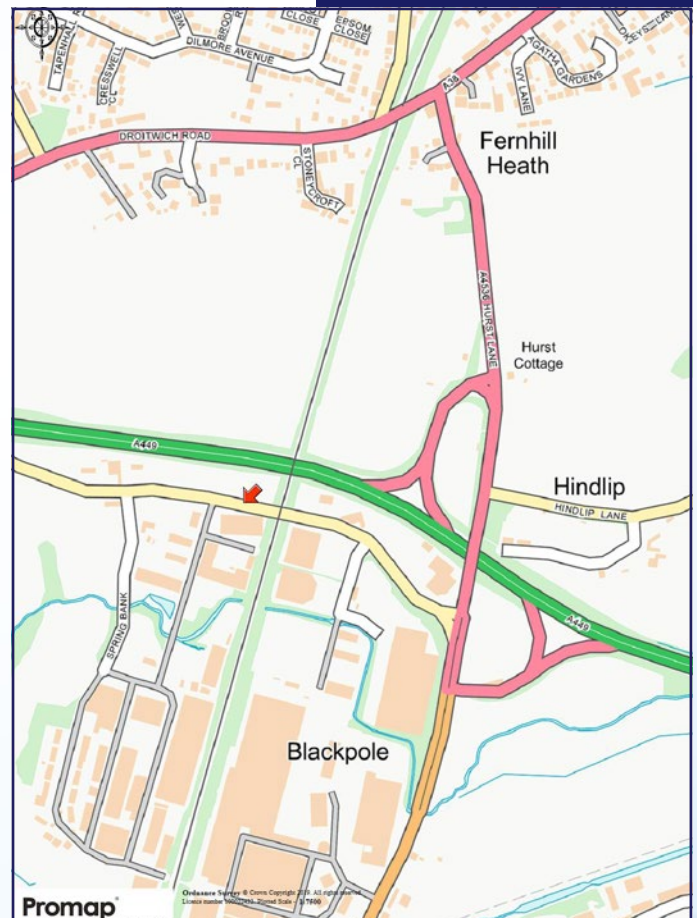
Polysec House is a purpose built two-storey office property of brick construction with a pitched roof.

The property is multi-let and suite 4 is located to the right side of the ground floor. The suite provides an open plan office with 2 further meeting rooms/ cellular offices, store / comms rooms and private kitchenette and W.C facilities. Suspended ceilings, recessed lighting, background heating, heat and cool air conditioning are also provided.

Car parking spaces are provided in the car park to the front and side of the property on a first come, first served basis.



POSTCODE: WR3 8TJ



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	133.41	1,436

TENURE

The property is available on a new internal repairing lease on terms to be agreed.

RENTAL

£23,200 per annum (exclusive) to include service charge, business rates, buildings insurance and heating.

The suite has an electricity sub-meter therefore electricity will be re-charged monthly based on usage.

EPC

Rating: C (53)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which we understand is not chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

Sara Garratt

sara.garratt@harrislamb.com

07876 898 280

✉ info@harrislamb.com

SUBJECT TO CONTRACT Ref: G7398 Date: 06/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) 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 fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

harrislamb
PROPERTY CONSULTANCY

01905 22666

Unit 4 The Triangle Wildwood Drive Worcester WR5 2QX

www.harrislamb.com