



DRAFT PARTICULARS

TO LET

OFFICE PREMISES

**PART 2ND FLOOR TEME HOUSE
WHITTINGTON HALL
WHITTINGTON ROAD
WORCESTER
WR5 2RY**



5,245 sq. ft. (487.28 sq. m.)

Approx. Net Internal Area (NIA)

- 0.5 mile from Junction 7 of the M5 Motorway
- Dedicated on-site car parking
- Parkland setting



Location:

Whittington Hall Park is located on the southern outskirts of Worcester, close to the village of Whittington.

Junction 7 of the M5 Motorway is within 0.5 mile.

A range of local facilities include the Swan gastropub and Waitrose supermarket and cafe.

Description:

Whittington Hall provides an established business location with office accommodation set within an attractive landscaped parkland.

Teme House comprises a detached three-storey multi-occupied office building providing Grade A accommodation.

The available space comprises part of the 2nd floor and benefits from the following:

- To be refurbished in line with occupier requirements
- Suspended ceilings with recessed lighting
- Raised access floors
- New air conditioning
- Male, female and disabled WC's
- Shower / changing facilities
- Dedicated on-site car parking (1:250 sq. ft.) with additional spaces on separate licence
- On-site EV chargers

Accommodation:

	Sq. ft.	Sq. m.
Approx. Net Internal Area (NIA)	5,245	487.28

Tenure:

The property is available on a new full repairing and insuring lease (by way of service charge) on terms to be agreed.

Quoting Rent:

On application

Business Rates:

Rateable Value (2026): £76,000

EPC:

Rating: To be assessed following refurbishment. Target minimum B rating.

Service Charge:

A service charge is levied for the maintenance and up-keep of common areas of the building and estate. Further details are available upon request from the agents.

Buildings Insurance:

The Landlord will insure the building and re-charge accordingly. Further details are available upon request from the agents.

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 may be chargeable.





Money Laundering:

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

Viewing:

Strictly via Joint Agents:

Harris Lamb

**Unit 4 The Triangle
Wildwood Drive
Worcester
WR5 2QX**

Tel: 01905 22666

**Contact: Sara Garratt
Email: sara.garratt@harrislamb.com
Mobile: 07876 898 280**

Or

Avison Young

Ref: W971

Date: May 2026

Subject To Contract



