

TO LET

Self Contained Office
5,782 sq ft (537 sq m)



**Block C, Malvern Court, Whittington Hall,
Whittington Road, Worcester, WR5 2RG**



BLOCK C, MALVERN COURT, WHITTINGTON HALL

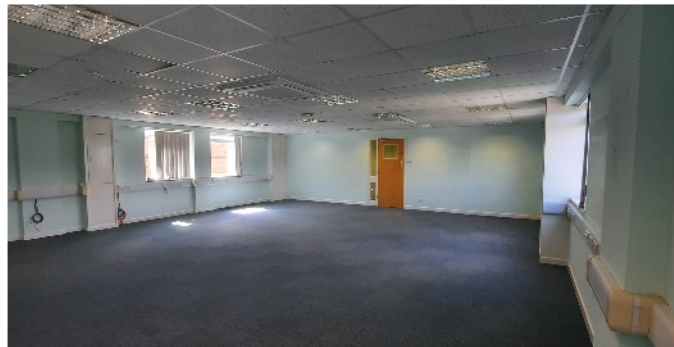


**Block C, Malvern Court, Whittington Hall,
Whittington Road, Worcester, WR5 2RG**



Self contained office over three floors.

- 5,782 sq ft (537 sq m)
- A mix of open plan and individual offices/meeting rooms
- Good natural light
- Heat/cool units
- Ample onsite parking
- Situated on established business park
- Close to Junction 7 of the M5
- 3 miles from Worcester City Centre
- Sub let of part may be possible subject to consent by the Head Landlord



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Self contained office over three floors

Location

Malvern Court is located on the established Whittington Hall Business Park on the outskirts of Worcester. The property is conveniently located within close proximity to Junction 7 of the M5, 3 miles south east of Worcester City Centre and 5.7 miles from the new Worcester Parkway Train Station.

Description

Block C, Malvern Court comprises a three storey office building with associated car park situated within the idyllic surrounds of Whittington Hall. The property is accessed off the A4440, Whittington Road located just off Junction 7 of the M5.

The ground floor is arranged as open plan office space with meeting room, storeroom and kitchen as well as female and male toilets.

The first floor is a mix of open plan space with individual meeting rooms/offices, storeroom and kitchen as well as female and male toilets.

The second floor provides a mix of open plan space with individual meeting rooms/offices, storeroom and kitchen as well as female and male toilets.

All suites are well lit with windows to two aspects and provides heat/cool units for all year round comfort.

Externally the property provides excellent on site car parking provision for 26 cars.

Sub let of part may be possible subject to consent by the Head Landlord.

Accommodation

	Sq M	Sq Ft
Ground Floor	174.06	1,874
First Floor	181.90	1,958
Second Floor	181.21	1,951
Total	537.17	5,782

Guide Rental

£70,895 per annum exclusive. (£12.26 psf)

Tenure

The office is available to let by way of an internal repairing and insuring sub-lease to expire no later than February 2025.

A longer term may be available subject to Head Landlord Agreement.

Business Rates

Rateable Value £72,000
Rates Payable £36,864
2021/2022 Rates Payable 51.2p in the £.

Services

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

Service Charge

A service charge is payable in respect of the upkeep of both the building and the estate. Please ask the agent for more information.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

EPC

Energy Performance Rating to D94

VAT

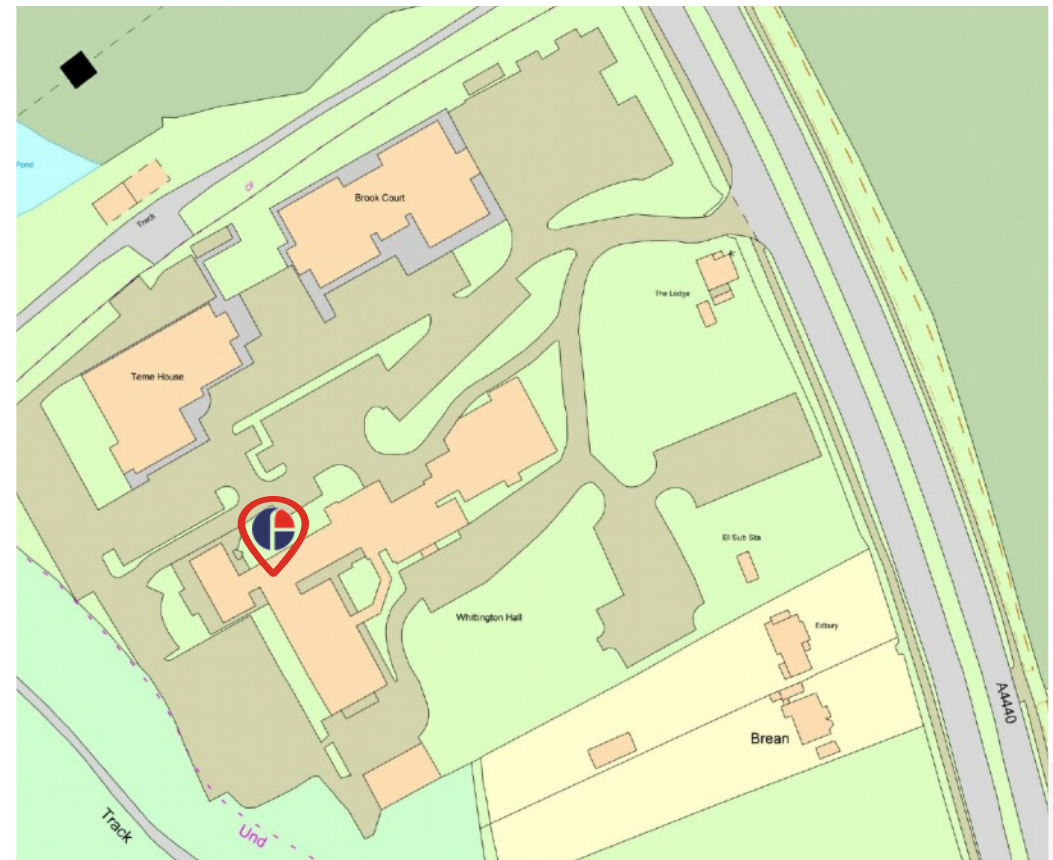
VAT is chargeable in respect of this transaction.

Anti Money Laundering

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

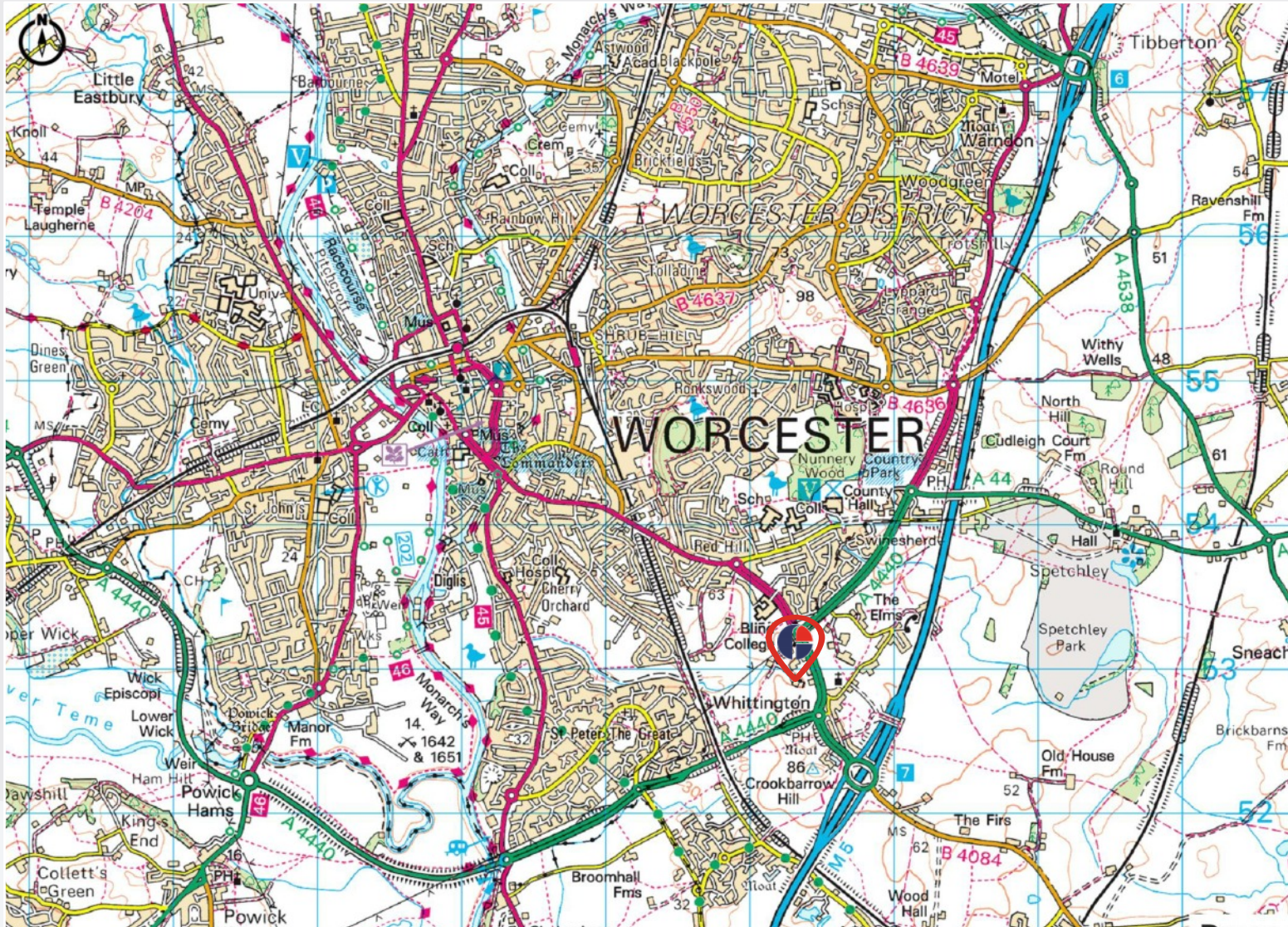
Viewings

By prior arrangement with the agent.



Licence Number 100019885 - not to scale

BLOCK C, MALVERN COURT, WHITTINGTON HALL



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Approximate Travel Distances

Locations

- Junc 7 of the M5 - 1 mile
- Worcester City Centre - 2.4 miles
- Birmingham - 30.9 miles

Sat Nav Post Code

- WR5 2RG

Nearest Stations

- Worcester Shrub Hill 2.2 miles
- Worcester Parkway 5.7 miles

Nearest Airport

- Birmingham Int 35.8 miles



Please Note

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Particulars dated August 2021. Photographs dated September 2020.

