

TO LET
OFFICE SUITES FROM
1,000 – 7,000 SQ FT
ON FLEXIBLE LEASES



**Red Hill House, 227 London Road,
Worcester WR5 2JG**



First Floor Office Suites

- Air conditioned office suites available from 1,000 sq ft to 7,000 sq ft
- Landlord can construct each office to suit each tenant's size requirements
- New double glazed solar glass windows
- Separate meeting rooms
- Good onsite parking
- Located 1 mile from junction 7 of the M5 motorway, adjacent to the New Waitrose Worcester

Location

Red Hill House is in a prominent position fronting, yet set back from the main A44 London Road on the eastern side of Worcester with junction 7 of the M5 motorway being approximately one mile to the east and Worcester city centre being approximately two miles to the west.

The New Waitrose Worcester is located next to the offices and provides a café and a number of other useful amenities.

Worcester is a major West Midlands city located approximately 120 miles north west of London, 30 miles south west of Birmingham, 25 miles north of Cheltenham and 26 miles to the north east of Hereford city centre. Motorway access to the city is very good with junctions 6 and 7 of the motorway being within three miles of the city centre giving direct access to the national motorway network.

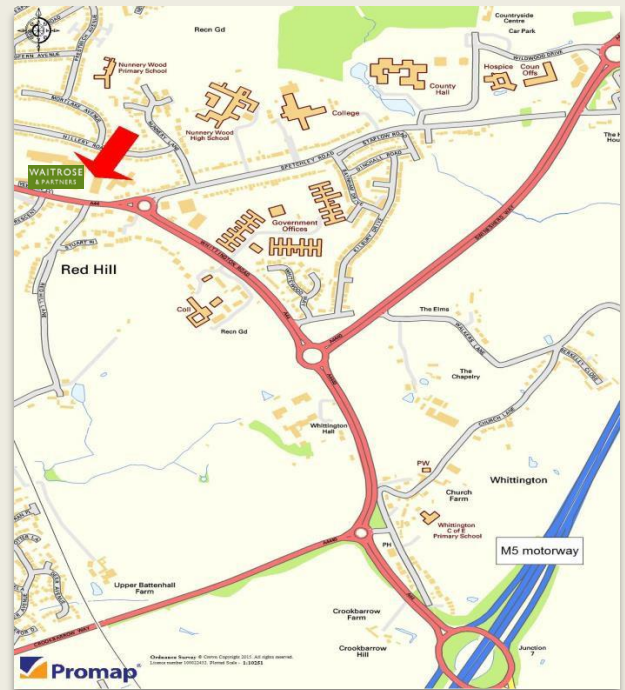
Description

The first floor within this multi-tenanted building has recently become available and the Landlord is looking to let it as a whole or will create office suites to suit tenant's requirements. The floor provides good quality open plan office accommodation fitted with meeting rooms, a kitchen/break out area and WC/shower facilities. Car parking is available on the site.

Suites can be created to provide **1,000 to 7,000 sq ft**.

The office specification includes:

- Modern suspended ceilings with inset lighting
- Raised floors
- Air conditioning
- Shower facilities and Cycle storage
- Kitchen facilities
- Meeting Rooms
- New Double glazed windows



Rent

Quoting £12.00 per sq ft

Business Rates

Estimated at £3.45 per sq ft

Service Charge

£2.20 per sq ft

Tenure

The accommodation is available on a new business lease/s for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C.

Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of, but may be subject to, VAT at the prevailing rate.

CONTACT

To arrange to view or for further information, please contact joint agents



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