



96B Blackpole Trading Estate West, Worcester WR3 8TJ

Semi-Detached Office Premises with Parking

- 1,268 sq ft (117.77 sq m) NIA
- Ground and first floor office accommodation
- Popular business park location
- Eight car parking spaces
- Easy access to Junction 6 of the M5 motorway

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

For Sale

96B Blackpole Trading Estate West, Worcester WR3 8TJ

Location

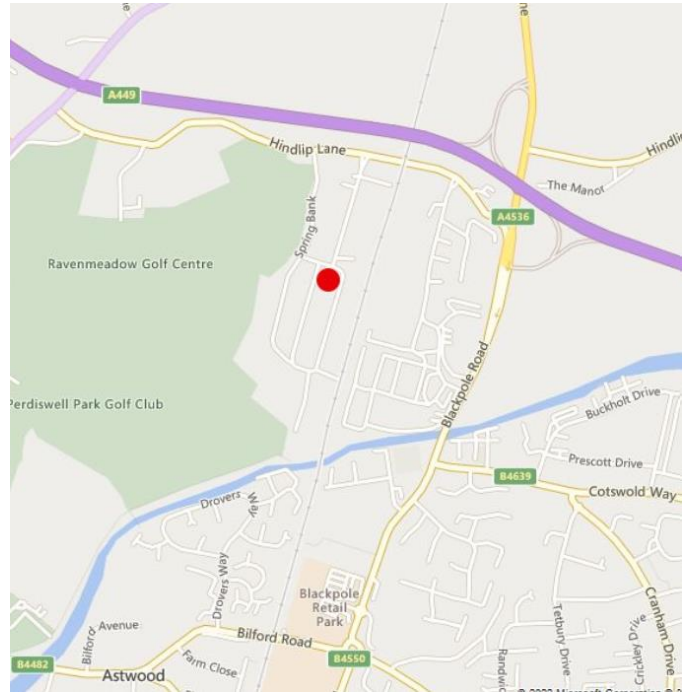
The property is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford. At the 2011 census, the population in the city was approximately 100,000. The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street, Worcester Shrub Hill and Worcester Parkway Stations. Worcester also lies to the west of Junctions 6 and 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

Description

96B Blackpole Trading Estate West comprises a semi-detached office premises arranged over the ground and first floor. The building is of brick construction set beneath a pitched roof. Over the ground floor there are two offices and a kitchen, with internal stairs leading to the first floor. At first floor level there are two further offices and WC facilities.

The property has the benefit of eight car parking spaces, with the ability to park more vehicles if needed.

Ground Floor	704 sq ft	65.37 sq m
First Floor	564 sq ft	52.40 sq m
Total	1,268 sq ft	117.77 SQ M



Tenure

The property is available freehold

Energy Performance Certificate (EPC)

The property has an energy performance rating of C

Guide Price

£220,000 for the freehold

VAT

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

Rating Assessment

Rateable Value - £7,200

Legal Costs

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

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

