



Unit 10B Worcester Six Business Park, Worcester WR4 0AE

## Self-Contained Brand-New Grade A Office Premises

- 2,748 sq ft to 8,244 sq ft (255.30 sq m to 765.90 sq m) NIA
- Three floors of high specification Grade A Office (may split)
- A brand-new sustainable business park next to J6 of M5 Motorway
- Allocated parking spaces with further communal spaces
- The only office space available on Worcester Six that is not owner occupied

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

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# To Let

## Unit 10B, Worcester Six Business Park, Worcester, WR4 0AE

### Location

Worcester Six Business Park fronts Junction 6 of the M5, and benefits from direct access to the motorway network and is only two and a half miles northeast of Worcester city centre. This brand-new sustainable business park is also in close proximity to the Warndon Business District with occupiers including Bosch, Yamazaki Mazak, Southco Fasteners and RWE Npower's regional office.

Worcester is a major West Midlands City, located 25 miles southwest from Birmingham, 24 miles north of Cheltenham and has fantastic rail links and is within 31 miles of Birmingham International Airport.

### Description

This office leasing opportunity comprises of a brand-new office space that is due to be completed in October 2022. The space forms part of a larger building which is owned wholly and occupied in part by our client ZwickRoell UK Limited. The office space is arranged over ground, first and second floors. There is a communal entrance and communal space on each floor which offers WC facilities and lift access.

The offices offer open plan space which will be fully carpeted and have high spec lighting. The flooring is raised access offering data connection which can be configured to the occupiers' specification. The offices are heated and cooled by a VRF system. Each floor unit has its own kitchenette, allowing the space to be occupied as one of on a floor-by-floor basis.

Externally there is car parking and electric charging points. The area will benefit from full CCTV, fencing and entry barriers.

Area breakdown below:

Part Ground Floor	2,748 sq ft	255.30 sq m
Part First Floor	2,748 sq ft	255.30 sq m
Park Second Floor	2,748 sq ft	255.30 sq m
<b>Total</b>	<b>8,244 sq ft</b>	<b>765.90 sq m</b>



### Tenure

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

### Energy Performance Certificate (EPC)

The property is not fitted out currently and will have an energy performance rating on completion.

### Guide Rental

Guide Rent Per Floor - £47,500 per annum  
Guide Rent for the Whole - £130,000 per annum

### Service Charge

The building forms part of a multi let estate and therefore the tenant will be responsible for the payment of a service charge.

### VAT

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

### Rating Assessment

The property has not been assessed to date but will have a rating on completion.

### 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.

**Viewing and further information:**  
call 01905 67 61 69

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**GJS | Dillon**

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

