

To Let

GJS | Dillon

The Commercial Property Consultants



Offices at The Avenue, The Cross, Worcester WR1 3QA

Prominent city centre offices with excellent facilities

- Suites available from 195 sq ft (18.16 sq m) to 619 sq ft (57.50 sq m) for the entire first floor
- Situated in the heart of Worcester city centre
- Mix of open plan offices with meeting rooms / private offices
- Part of a popular, well known commercial development
- Accessed off The Avenue; a private, quiet thoroughfare
- Flexible lease terms available

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

www.GJSDillon.co.uk

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Location

The Avenue is situated in the heart of Worcester city centre. Surrounding the property is Worcester's main shopping area and an abundance of food offerings. The location remains highly accessible with both Worcester Foregate Street station and Worcester bus station being under 200m away. There are also a number of public car parks nearby, where permits are available.

The office suite is accessed directly off The Avenue, which benefits from being within sight of Worcester's main retail thoroughfare yet maintains privacy and quiet.

Description

The first floor office suites at The Avenue benefit from two private entrances, one leading to Office 1 and the other to the reception area of Office 2.

Office 1 comprises a single open plan office with Office 2 offering a open plan office and further meeting room / private office located off the main space. The offices have shared WC and kitchen facilities, which have been refurbished to a high standard.

Internally the offices have data points throughout, along with efficient ceiling lighting.

The spaces are available individually or has a whole, with the whole offering the entire first floor office space.

Office 1	195 sq ft	18.16 sq m
Office 2	311 sq ft	28.85 sq m
Entire First Floor	619 sq ft	57.50 sq m



Guide Rental:

Office 1	£360 per calendar month
Office 2	£575 per calendar month
Entire First Floor	£900 per calendar month

Service Charge

There is a Service Charge for the office suites which includes all utilities (electricity, water, gas), cleaning of the communal areas, exterior maintenance, and external window cleaning. Further details are available on application.

Tenure

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

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 – Office 1 – TBC; Office 2 – £2,850
(It is likely you would qualify for small business rates relief providing this is your only business premises)

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:
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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

