



Offices at Checketts Lane Trading Estate, Worcester WR3 7JW

Newly Refurbished Office Space

- From 207 sq ft (19.27 sq m) to 1,454 sq ft (135.07 sq m)
- Recently refurbished to a high standard
- Abundance of natural light
- Good access to the A449 and J6 of the M5 motorway
- Located on a popular trading estate to the north of Worcester city centre.

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

www.GJSDillon.co.uk

To Let

Offices at Checketts Lane Trading Estate, Worcester WR3 7JW

Location

Checketts Lane Trading Estate is situated to the north of Worcester city centre, between Perdiswell and Northwick. The estate lies in a highly accessible location between the Droitwich Road (A38) and Ombersley Road (A449) and close to the A449 dual carriage way which leads to Junction 6 of the M5 Motorway, approximately 2.75 miles to the west.

Worcester is a major West Midlands city located approximately 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access is approximately 4 miles from Junction 6 & 7.

Description

The offices at Checketts Lane are situated on the ground floor of Spectrum House and offer two self-contained suites that are available together or separately. The office space has recently been refurbished to a high standard, with the main feature being the abundance of natural light.

1B is the larger office and benefits from its own entrance to the front of Spectrum House. To the rear of the suite are kitchen and WC facilities. This office has the benefit of four car parking spaces, with the potential for more (subject to a separate agreement).

1C is the smaller offer which also has its own entrance and presents a quality office for a small team. The suite also benefits from kitchen and WC facilities. This office has the benefit of two car parking spaces.

Ground Floor Office 1B	1,454 sq ft	135.07 sq m
Ground Floor Office 1C	207 sq ft	19.27 sq m

Tenure

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC



Guide Rental

Unit 1B – £16,800 per annum

Unit 1C - £2,700 per annum

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 – On application.

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 676169

Kyle Pugh
kylepugh@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk

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

