

To Let

GJS | Dillon

The Commercial Property Consultants



Clerkenleap, Bath Road, Worcester WR5 3HR

## Recently Refurbished Unique Offices with Parking

- Space available up to 737 sq ft (68.46 sq m) NIA
- Former manor house providing unique office space
- Ample car parking
- Open plan and cellular offices

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

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# To Let

## Clerkenleap, Bath Road, Worcester WR5 3HR

### Location

Clerkenleap is situated off the A38 being approximately 4 miles south of Worcester City Centre. Junction 7 of the M5 Motorway lies approximately two miles to the north east giving the business centre good access links to the national motorway system.

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 city centre. Motorway access to the city is very good with junction 7 of the M5 motorway being within three miles of the city centre giving direct access to the national motorway network.

### Description

Clerkenleap comprises a large former manor house which has been converted to provide high quality, fit for purpose office space. The offices are set within landscaped grounds offering a unique workplace environment.

Over the ground floor there are a number of entrances, a large reception room, a large kitchen, WC facilities, open plan offices and separate meeting rooms/private offices.

The first and second floors offer further office space arranged both as open plan and individual meeting rooms. The high light of the second floor is a large boardroom with exposed beams and vaulted ceilings.

The property also benefits from ample car parking.

Ground floor 1	272 sq ft	25.27 sq m
Ground floor 2	465 sq ft	43.20 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 C

### Guide Rental

£10,000 pa exclusive

### VAT

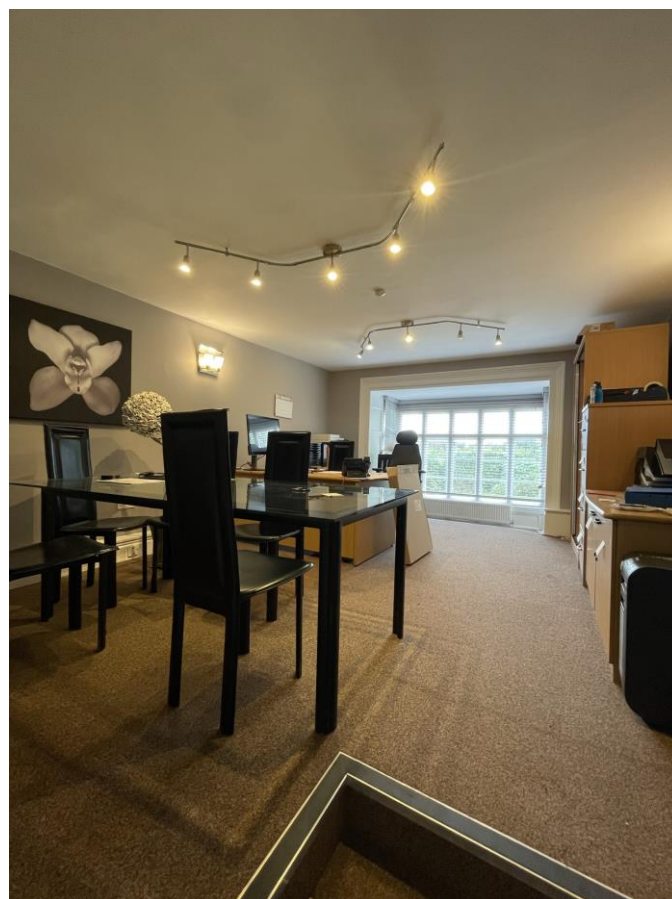
All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

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:**  
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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



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