



County House, St Mary's Street, Worcester WR1 1HB

## Fully Serviced Office Suites

- Within walking distance of Worcester city centre
- From 105 sq ft (9.75 sq m) to 843 sq ft (78.31 sq m)
- Set within an established Business Centre
- Flexible lease terms available
- Excellent links to public transport facilities

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

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# To Let

## County House, St Mary's Street, Worcester WR1 1HB

### Location

County House is situated in a prominent position on St Mary's Street, which is one of the roads leading into Worcester city centre from the north, being under one quarter of a mile from Worcester's main pedestrianised shopping area.

As well as being within walking distance of the city centre, the offices lie close to Worcester Crown and County Court and close to Worcester Magistrates Court. In addition, Worcester Foregate Street mainline station is under 200m away, providing a direct service to stations in Birmingham and London.

### Description

County House comprises a vibrant serviced office facility and business centre with existing occupiers including Solicitors, Accountants, Architects, Software Developers and Recruitment Consultants.

A range of office suites are available within the building, with current availability ranging from:

105 sq ft (9.75 sq m) to 843 sq ft (78.31 sq m)

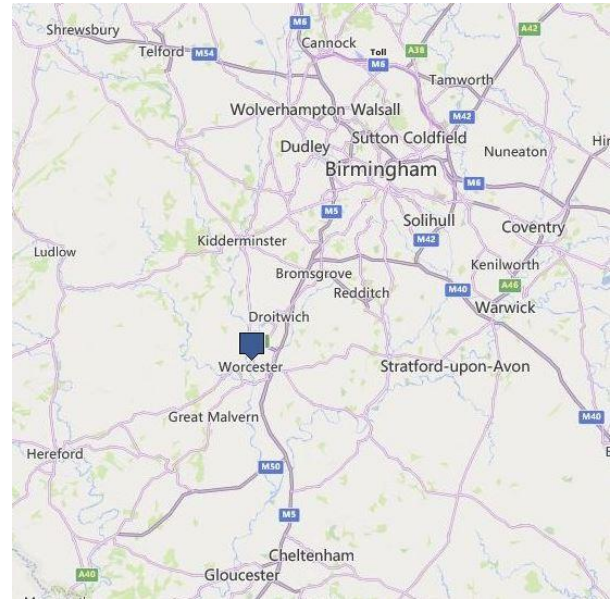
### Tenure

The serviced office suites are available on flexible terms.

All agreements will be on a fully serviced basis to include electricity, water, cleaning and building insurance charges.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D.



### Guide Price

Price On Application

### Service Charge

Available on request

### 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 – Individual suites to be confirmed

### 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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**GJS | Dillon**

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