



Offices at Abbey Works, New Road, Pershore WR10 1BY

Self-contained Office Accommodation with Parking

- 2,727 sq ft (253.31 sq m) NIA
- Open plan office accommodation
- Located on an established industrial and commercial road
- On-site allocated car parking spaces
- Individual offices/meeting rooms available

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

www.GJSDillon.co.uk

To Let

Offices at Abbey Works, New Road, Pershore WR10

Location

The offices stand in a prominent position fronting New Road in Pershore which is an established industrial and commercial road situated one mile to the west of Pershore High Street with access off the A4104 The Springs Road.

Pershore is a busy Worcestershire market town with a very active business community and a number of well established commercial and office sites situated around the town centre, including New Road which benefits from close proximity to the motor network with Junctions 6 and 7 of the M5 motorway being situated six miles to the north west of Pershore Town Centre.

Description

The office accommodation forms part of Schloetter's larger manufacturing campus, however, is a self-contained office providing flexible accommodation such as larger open plan rooms whilst providing smaller meeting rooms and private offices. On-site allocated car parking for seven cars is available with three next to it's own access off New Road and four to the rear.

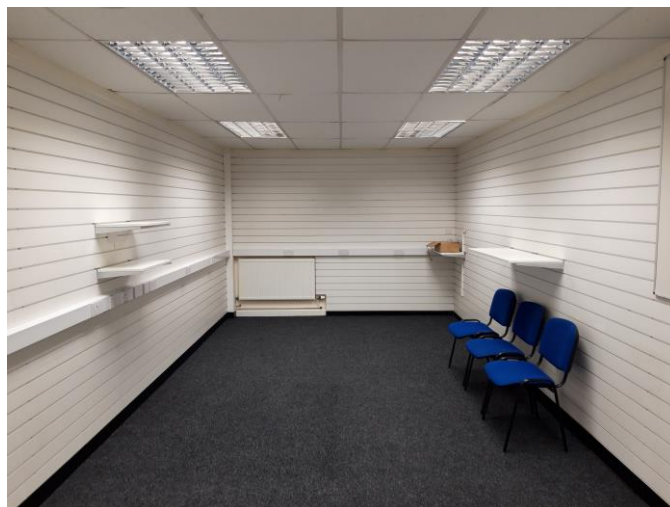
All offices are accessed off a central corridor which is accessed via the main reception off New Road. At reception level there are male and female WC facilities. Other facilities include a kitchen and service cupboard, which has services included gas central heating.

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 D.



Guide Rental: £16,500 per annum (exclusive)

VAT

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

Rating Assessment

To be re-assessed.

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

