

To Let

GJS | Dillon

The Commercial Property Consultants



30 St. George's Square, Worcester WR1 1HX

Attractive, Worcester Office Accommodation

- From 1,013 sq ft (94.11 sq m) to 2,243 sq ft (208.37 sq m) NIA
- Potential for letting as either one or two suites
- Situated in a popular area for businesses on a main arterial road into Worcester City Centre
- Nine on site car parking spaces available
- Good links to the M5 Motorway

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

www.GJSDillon.co.uk

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Location

30 St. George's Square is situated within Worcester City Centre and is very popular with local and regional businesses due to its close proximity to the city centre as well as its ease of access to the motorway networks.

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 property comprises a period detached building that has been converted to offer well presented office accommodation over the ground and first floors. Each floor can be let separately if required.

The offices present large cellular office suites with the provision of WC and kitchen facilities over each floor. There are two communal staircases which serve all floors, including a fire escape for all floors.

The offices also come with nine off street parking located at the front of the property. These will be proportioned equally should the floors be split.



Guide Rental

Ground Floor	£12,000 per annum (exclusive)
First Floor	£13,500 per annum (exclusive)

Ground & First Floor £21,000 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

Currently assessed as a whole and would need to be reassessed upon occupation.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Ground Floor	1,013 sq ft	94.11 sq m
First Floor	1,230 sq ft	114.26 sq m
Total	2,243 sq ft	208.37 sq m

Energy Performance Certificate (EPC)

The property has an energy performance rating of D

Tenure

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

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.

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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

