

TO LET

ST GREGORY'S HOUSE

GEORGE BAYLIS ROAD, DROITWICH, WR9 9RB



OFFICE PREMISES

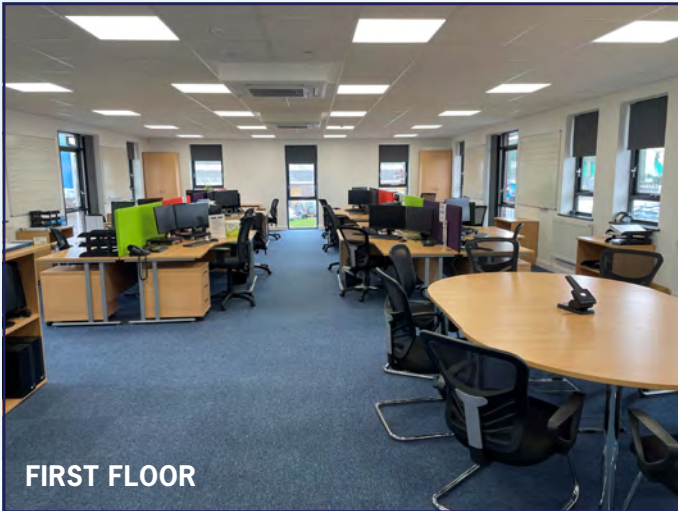
836 – 3,563 sq ft (77.69 – 331.02 sq m) (Approx. IPMS 3)

- Detached
- Recently refurbished
- Car parking
- 2 remaining suites

LOCATION

The property is located in a mixed use area on George Baylis Road, Droitwich, surrounded by other office and industrial properties. George Baylis Road leads to the A442 Kidderminster Road and in turn provides access to the A38 Worcester Road.

Droitwich town centre and railway station are both less than 0.5 mile distant and Junction 5 of the M5 Motorway is approximately 2 miles North and provides access to the M42, M6 and M40 National Motorway Networks. Worcester city centre is approximately 6 miles distant.



DESCRIPTION

The property comprises a detached self-contained two-storey office property of brick construction with a pitched tiled roof and has recently undergone a full refurbishment programme.

The main entrance to the property is provided directly from the car park leading to a lobby area with male and female W.C facilities plus a shower room. To either side of the lobby, an open plan office suite with a separate entrance/reception from the car park and a kitchen is provided.

The first floor is accessed via a staircase from the lobby area and provides a mixture of open plan offices, meeting rooms and a board room. A kitchen is also provided.

In terms of specification, the offices provide:

- Suspended ceilings with LED lighting
- Oil fired central heating
- Air conditioning
- Perimeter trunking
- Carpet tiles

Externally, a block paved car park is provided.

The site is fully enclosed and gated.

POSTCODE: WR9 9RB



ACCOMMODATION

	SQ M	SQ FT
Ground floor - Right suite	77.69	836
First floor	253.33	2,727
TOTAL IPMS 3 – Offices	331.02	3,563

TENURE

The 2 remaining suites are available separately or combined on a new lease/leases. Terms to be agreed.

RENTAL

From £12.50 per sq. ft. (exclusive).

BUSINESS RATES

Rateable Value (2023): £50,000

The assessment is currently for the whole building therefore needs to be split accordingly.

EPC

EPC Rating - D



SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6992 Date: 04/23

Harris Lamb Limited Conditions under which particulars are issued.

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