

TO LET

UNIT 9 BERKELEY BUSINESS PARK
WAINWRIGHT ROAD, WORCESTER WR4 9FA



OFFICE PREMISES

4,075 - 8,150 sq ft (378.58 - 757.16 sq m) (Approx. Total Net Internal Area)

- Self-contained
- 33 car parking spaces
- Approx. 0.5 distant of Junction 6 of M5 Motorway

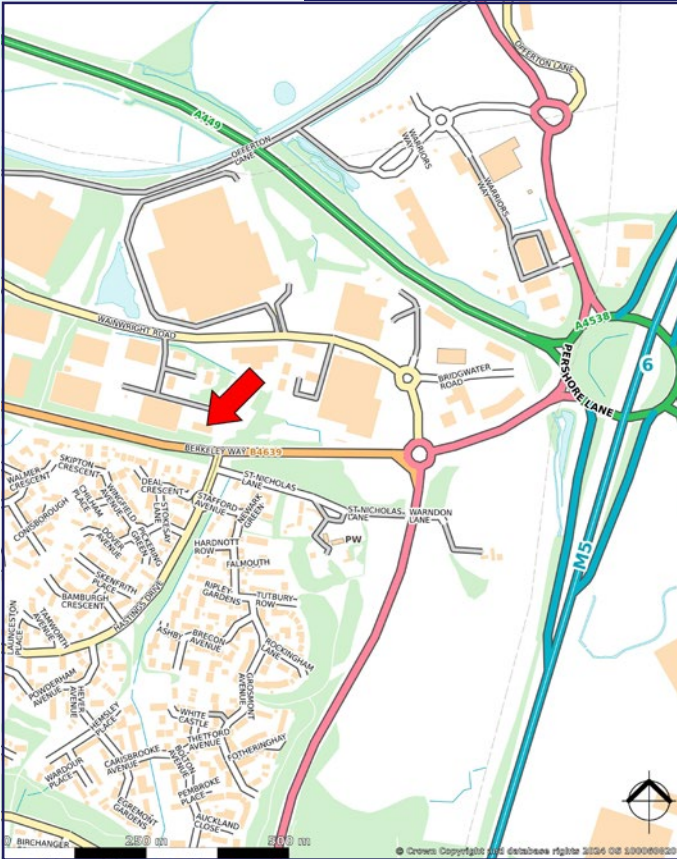
LOCATION

The property is located to the rear of Berkeley Business Park which is an established business park, comprising of both office and industrial properties, accessed from Wainwright Road.

Junction 6 of the M5 Motorway is approximately 0.5 mile distant, and Worcester City Centre is approximately 3 miles to the South-East.

Bus stops are positioned along Wainwright Road and both Shrub Hill and Foregate Street train stations are within 3 miles.

POSTCODE: WR4 9FA



DESCRIPTION

The property comprises a detached self-contained two-storey office building with a car park to the front.

The ground floor has an entrance directly from the car park leading to a lobby area with separate W.C and shower facilities. The ground floor offices are accessed via a door with fob entry access. A kitchen and storeroom are also provided.

Access to the first floor is via a staircase or lift, located in the main entrance lobby, leading to a landing area with further separate W.C and shower facilities. The first-floor offices are also accessed via a door with fob entry access. A further kitchen is also provided.

In terms of specification, the property has suspended ceilings with recessed lighting, air conditioning, gas fired central heating, carpet tiles and raised access floors with floor boxes.

Externally, the car park directly in-front of the property has 33 spaces.



ACCOMMODATION

	SQ M	SQ FT
Ground floor	378.58	4,075
First floor	378.58	4,075
TOTAL Approx. Net Internal Area	757.16	8,150

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed. Consideration will be taken to splitting on a floor by floor basis.

RENTAL

£16 per sq. ft. (exclusive)

BUSINESS RATES

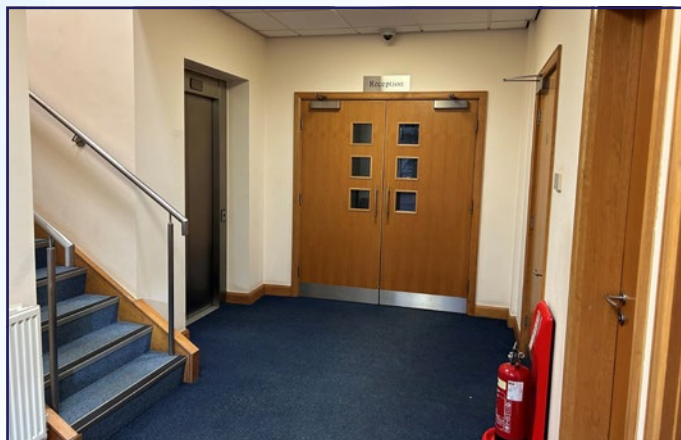
Rateable Value (2023) - £112,000

EPC

Rating: C (61)

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 the joint agents

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SUBJECT TO CONTRACT Ref: TBC Date: 02/24

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

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