



**Superb Offices**

**2,000 - 9,052 SQ FT**

**Ground Floor and Basement Redhill House 227 London Road, Worcester, WR5 2JG**

# To Let

- **GROUND FLOOR REAR PLUS BASEMENT**
- **WELL SPECIFIED**
- **1 MILE FROM M5**
- **9,052 SQFT (841 SQM) NIA**
- **ALLOCATED PARKING**
- **AVAILABLE Q4 2023**

## DESCRIPTION

Redhill House is an attractive high specification, detached multi-let Office fronting onto London Road (A44) with the available accommodation comprising a ground floor Suite together with Basement Storage.

The Property is extremely conveniently located, with London Road (A44) linking Worcester City Centre some 1.5 miles to the north-west, with Junction 7 of the M5 approximately 1 mile to the south-east.

All usual urban amenities and transport links are readily available in the vicinity, with Waitrose Worcester adjacent to the north.

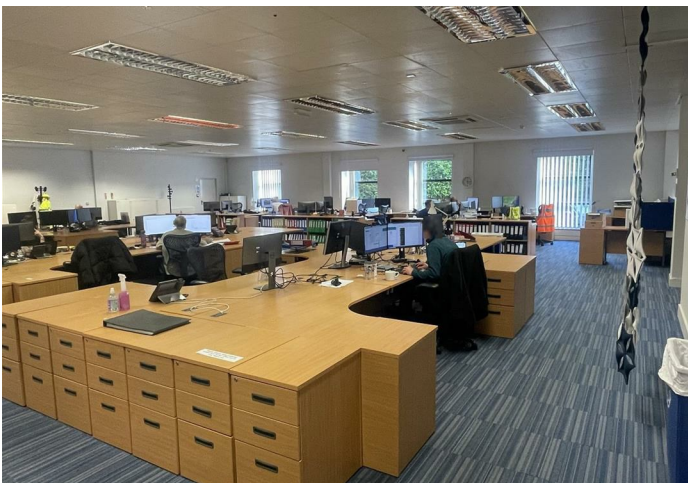
## ACCOMMODATION

Internally, the Suite has been configured to provide a reception, main open plan Office, breakout area and welfare facilities. The Basement provides useful space for archive or equipment storage, as well as shower facilities.

The Net Internal Area (NIA) extends from approximately 2,000 sq ft to circa 6,802 sq ft (632 sq m) on the Ground Floor with the Basement being approximately 2,250 sq ft (209 sq m).

The accommodation is well specified with suspended ceilings incorporating a mixture of LED and fluorescent lighting and raised access floors.

Externally, the Suite benefits from 28 allocated spaces within the Private Car Park.



## SERVICES

The Suite benefits from gas-fired central heating throughout, with comfort-cooling to part.

## RATEABLE VALUE

Not separately assessed - Whole Suite is £69,500.

## TENURE

New FRI Lease for a term of 3 or more years.

## RENT

2,000 sq ft (181 sq m) - £27,000 per annum plus VAT

4,000 sq ft (362 sq m) - £52,000 per annum plus VAT

9,052 sq ft (841 sq m) - £95,000 per annum plus VAT

## SERVICE CHARGE

Pro-rata contribution towards external repairs and maintenance of approximately:

2,000 sq ft (181 sq m) - £9,000 per annum, plus VAT.

4,000 sq ft (362 sq m) - £18,000 per annum plus VAT

9,052 sq ft (841 sq m) - £40,750 per annum plus VAT

## LEGAL COSTS

Each party to bear their own costs.

## EPC

Band C (72)

## VIEWING

By appointment with our Reception on 01527 584242 or Cummings Commercial on 020 7758 4135.

## Area Map



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