



SUPERB OFFICE

2,400 SQ FT

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

TO LET

- **GROUND FLOOR SUITE**
- **WELL SPECIFIED**
- **1 MILE FROM M5**
- **2,400 SQ FT**
- **12 PARKING SPACES**
- **1.5 MILE FROM WORCESTER CITY CENTRE**

DESCRIPTION

Welcome to this superb ground floor office located at 227 London Road in Worcester! This spacious office spans 2,400 sq ft, providing ample space for your business needs.

One of the standout features of this property is the gas central heating and comfort cooling, ensuring a pleasant working environment all year round. Additionally, the ample car parking available is a great convenience for both employees and clients.

Situated just 1.5 miles from Worcester City Centre, you'll have easy access to all the amenities and services the city has to offer. Furthermore, being only 1 mile from Junction 7 of the M5, commuting to and from the office is a breeze.

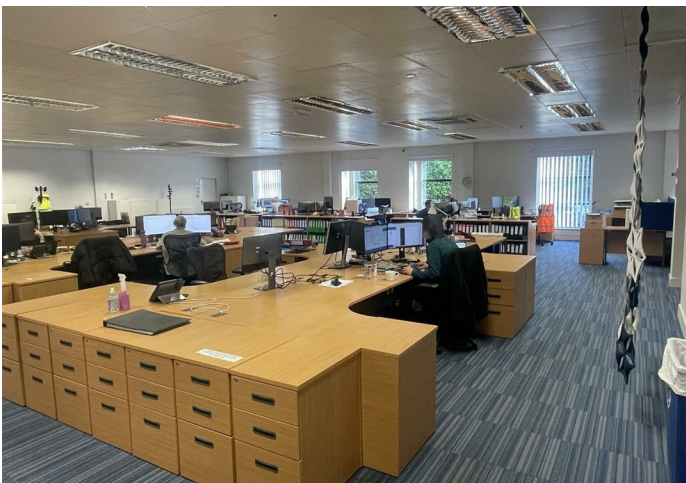
Don't miss out on this fantastic opportunity to establish your business in this prime location. Contact us today to arrange a viewing and take the first step towards your new office space in Worcester!

ACCOMMODATION

Internally, the Suite has been configured to provide a main open plan Office.

The Net Internal Area (NIA) extends to 2,400 sq ft (223 sq m).

The accommodation is well specified with suspended ceilings incorporating lighting and raised access floors.



Externally, the Suite benefits from 12 allocated spaces with the Private Car Park.

SERVICES

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

RATEABLE VALUE

To be confirmed.

TENURE

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

RENT

£32,400

SERVICE CHARGE

Pro-rata contribution towards external repairs and maintenance is £10,800 per annum.

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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