

For Sale

GJS | Dillon

The Commercial Property Consultants



14 Weir Lane, Worcester WR2 4AY

## Freehold Self-Contained Offices with Workshop

- 5,578 sq ft (518.24 sq m) GIA
- £395,000 for the freehold
- Single storey unit with offices, workshop & training space
- Car parking to the front of the property
- Excellent links to motorway network

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

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

# For Sale

## 14 Weir Lane, Worcester WR2 4AY

### Location

Weir Lane is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford.

At the 2011 census, the population of the city was approximately 100,000. The city has excellent transport links

with a direct mainline to both Birmingham and London, via Worcester Foregate Street, Worcester Shrub Hill and the new Worcester Parkway station. Worcester also lies to the west of Junctions 6 & 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

### Description

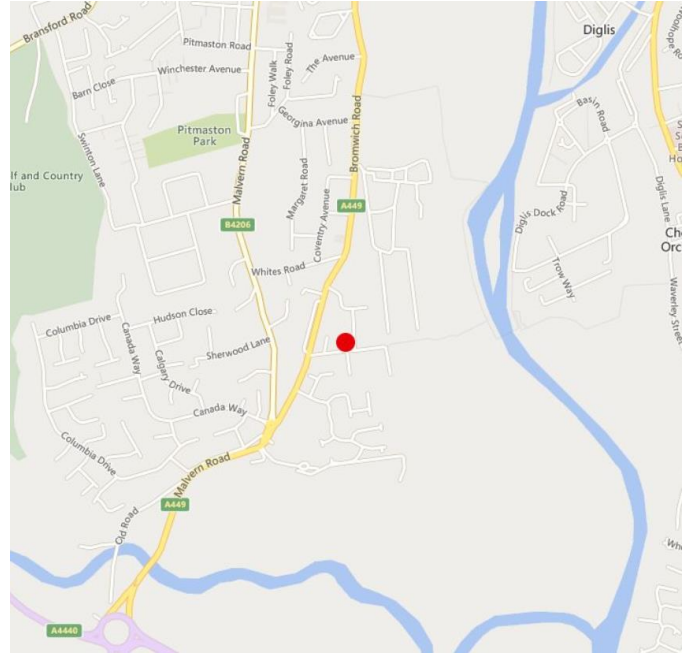
14 Weir Lane comprises a single storey commercial unit arranged as offices, workshop space and training accommodation. The building is self contained having gas central heating, WC & kitchen facilities.

### Tenure

The property is available freehold.

### Energy Performance Certificate (EPC)

The property EPC rating is available on request.



### Guide Price

£395,000 for the freehold.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value - £36,250

### Legal Costs

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



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.

**Viewing and further information:**  
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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

