

Quality City Centre Offices



85-89 High Street, Worcester City Centre WR1 2ET

- Space Available from 1,413 Sq Ft to 2,963 Sq Ft
- City Centre Location – All Amenities, Shop and Restaurants Nearby
- Newly Refurbished Accommodation
- Spans Across the Popular Chapel Walk
- Modern Office Space Providing a Mixture of Open Plan and Cellular Office Space
- Close Proximity to Public Car Parks, Bus and Train Station



GJS | Dillon

The Commercial Property Consultants

01905 676169

www.gjsdillon.co.uk



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Location

The property stands in a prominent position midway along Worcester's main pedestrianised High Street in what is an established retailing area with a number of public car parks situated close by.

Worcester is a major West Midlands city located 120 miles north west of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford. Motorway access to the city is very good with junctions 6 & 7 of the M5 motorway both being within four miles of the city centre giving direct access to the national motorway network.

Description

The property comprises a fully refurbished three storey, purpose built retail and office block with retail outlets on the ground floor and office accommodation across the first and second floors with a loft office/meeting room. The office space offers a mixture of modern, open plan and cellular space.



	Sq M	Sq Ft
1 st Floor	131	1,413
2 nd Floor	144	1,550
Total	275	2,963

Guide Rental

1st Floor - £19,800 per annum
 2nd Floor - £21,700 per annum
 Both Floors - £40,000 per annum

Rating Assessment
To be assessed

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

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

Tenure

The property is available on a new formal business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

To be reassessed once refurbishment is complete.

Service Charge

Details and price on application.

Viewing and further information:
call 01905 676169

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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 grants 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.

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Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



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