

# “PROGRESS HOUSE PREMIUM OFFICE SUITE WORCESTER”



# A-RATED OFFICE ENVIRONMENT

The space available offers a self-contained 2500 sq ft office with great amenities, high-ceilinged, air conditioning and flexible office space flooded with natural light. Access is via a shared reception and includes 10+ parking spaces on a private car park.

Progress House is a substantial modern office building with ample parking, perfectly positioned less than 1 mile from Worcester City Centre.

 360° view



Access via rail is a 3min walk from Worcester Shrub Hill Station which has a regular train service direct into London Paddington and it is just a 7 minute drive from M5 Junctions either 6 or 7.

# SPACE BREAKDOWN

The space comprises of open plan office accommodation, plus five individual office / meeting rooms, store room and a tea point.



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- Carpeted raised access floors
- Painted plastered walls
- Suspended ceilings with LED lighting
- VRF heating and cooling
- Tea point and meeting rooms
- 1Gb private LAN internet connection
- Secure user and guest WiFi up to 650 Mb

Access to facilities within the building:

- Separate ladies, gent's and accessible toilets
- Attractive reception area with video wall
- Access to boardroom
- Access to large cafeteria with outdoor space
- EPC B – with PV panels on the roof.



# SPACE BREAKDOWN



# MEET THE NEIGHBOURS

The building is owned and occupied by companies within the Marketing + Technologies Group, comprising digital broadcast studios, 3D design, website build & hosting, PR, B2B marketing, event management and translation in-house.



# “MOVE FORWARD”

**£18.50 per sq ft per annum exclusive.\*  
VAT will be charged in addition.**

**\*Service charge from £4.00 per sq  
ft based on power usage, HVAC plus  
options.**

Tenants will be responsible for paying the business rates,  
service charge and insurance premium for the suite.  
Terms available from 12 months fixed to 5-years with  
break clause.

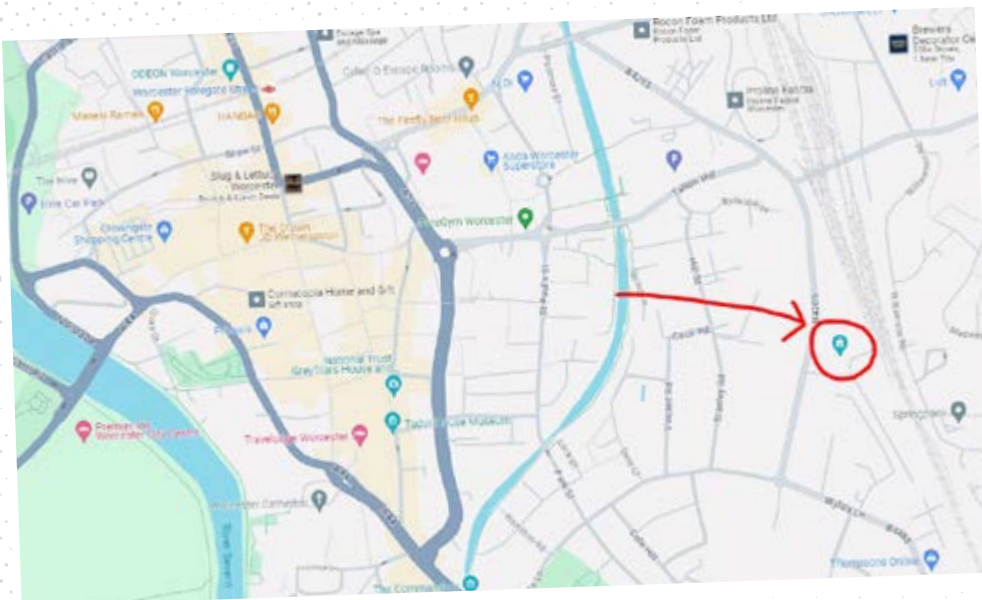


# “ABOUT WORCESTER”

**Worcester, one of the fastest growing small cities in the UK, lies at the heart of the Midlands region and enjoys plenty of big city amenities without the big city challenges.**

A green and sustainable-focused city, Worcester combines the best of all worlds with quick access to beautiful countryside, including the Malvern Hills Area of Outstanding Beauty, the Cotswolds and the Welsh borders, with excellent national and international connectivity.

The city is also close to other high-growth zones: Birmingham and the West Midlands conurbation, Gloucester, Cheltenham and Oxford. It is also within easy reach of locations such as Swindon, Bristol and the South-West.





# “LET’S TALK - CONTACT US”

**For all enquiries**

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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 insitu 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.