

For Sale

GJS | Dillon

The Commercial Property Consultants



Farrell House, Orchard Street, Worcester, WR5 3DW

Unique industrial unit with spacious office accommodation

- 9,639 sq ft (895.48 sq m) GIA
- Situated in the popular area of Diglis
- Modern office space
- Sliding concertina door to the rear elevation
- Located off Bath Road with fantastic links to the motorway

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

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

# For Sale

## Address

### Location

Diglis is an extremely desirable area for commercial property whilst being in a thriving community. Farrell House is approximately 2 miles to the south of the City centre with close access to the A38 Bath Road which leads south out of the City centre providing easy and convenient access to the M5.

The property is one of six similar style industrial/warehouse buildings all of which front Orchard Street and carry out manufacturing, storage and motor trade uses.

### Description

Farrell House comprises a regular shaped, steel frame industrial/warehouse building with modern offices with windows to the front and side elevation also benefitting from windows in the ceiling of the warehouse.

At the front of the property, on the first floor, you have a main reception with a showroom and kitchen with stairs leading up to the offices which comprise of two large open plan office areas with a boardroom and three private offices.

<b>Ground Floor</b>	6,471 sq ft	601.17 sq m
<b>First Floor</b>	1,659 sq ft	154.12 sq m
<b>Mezzanine</b>	1,509 sq ft	140.19 sq m

### Tenure

The property is available freehold



### Energy Performance Certificate (EPC)

On application

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.

### Guide Price: £575,000

### 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 - £31,750

### Legal Costs

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



**Viewing and further information:**  
call 01905 676169 / 01527 872525

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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

