

TO LET



Worcester,
Worcestershire
WR4 9FN

Unit 1

Apex Park

Wainwright Road

6,000 sq ft (557 sq m)



SPECIFICATION

- Comfort Cooling
- Meeting Rooms
- Onsite Parking Spaces
- Suspended Ceiling
- Refurbished Reception
- EPC. Available upon request
- Full Access Raised Floors
- Disabled Access

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LOCATION

Apex Park is located in North Worcester and is next to junction 6 of the M5, providing easy access to Bromsgrove, Birmingham and the M42. The office is also in close proximity to Worcester Town Centre.

DESCRIPTION

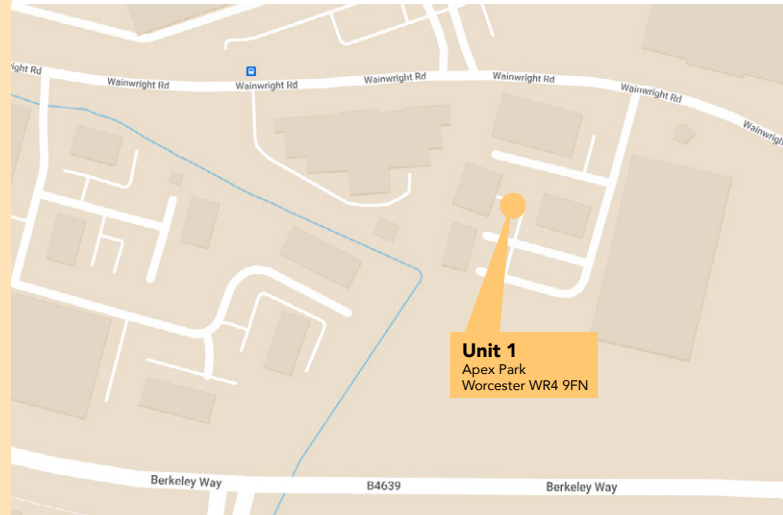
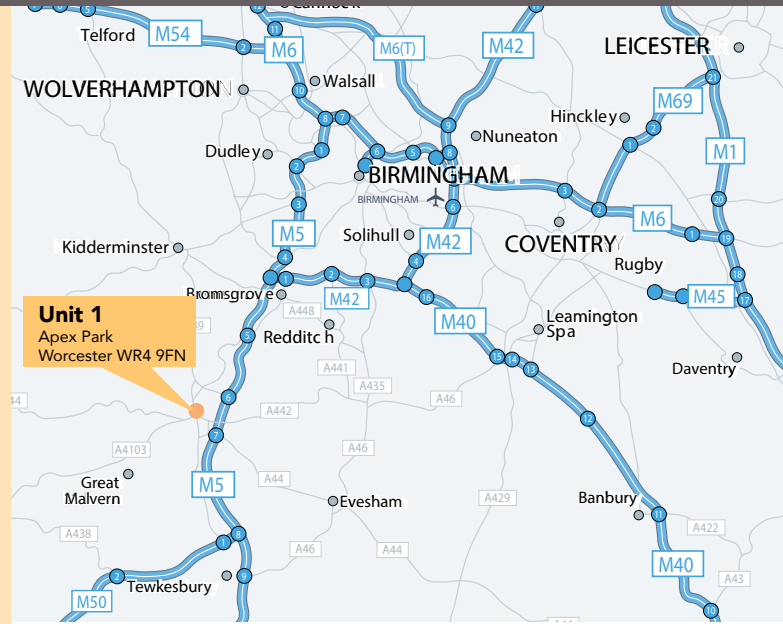
The property is split over two floors, whereby the ground floor is available via a flexible sublease. The ground floor includes a reception area which has recently been refurbished, as well as male, female and disabled toilets.

The ground floor office space provides an open plan floorplate including meeting rooms and private offices.

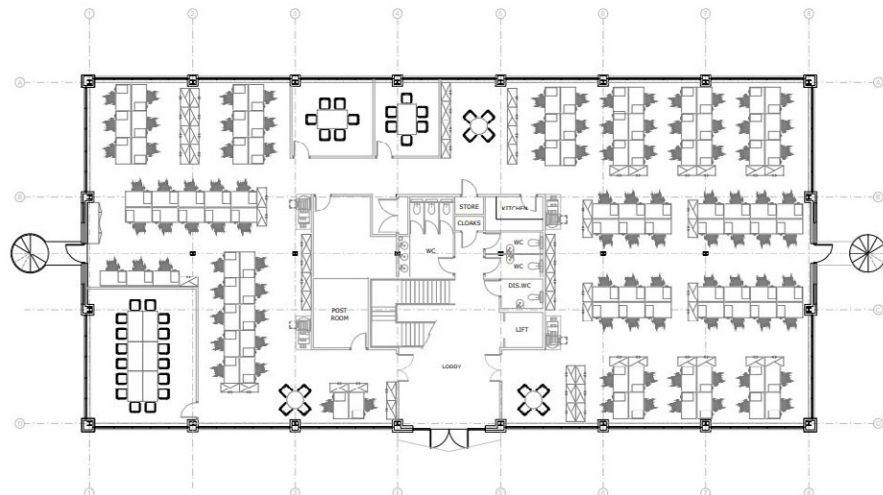
There is potential for the property to be offered in a refurbished condition.

ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND	6,000	557



FLOOR PLAN



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TERMS

The property is available by way of flexible sublease until 2028

RENT

£17.25 psf per annum

SERVICE CHARGE

Service charge details are available upon request

BUSINESS RATES

The ingoing tenant will be responsible for the payment of local authority rates. We understand that these are currently £5.47psf payable but an incoming tenant should make their own investigations.



CONTACTS

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Subject to contract disclaimer: CBRE Limited, February 2023

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