

TO LET



Oak House

Bridgwater Rd, Worcester WR4 9FP

Offices to Let - 1,000 sq ft - 38,545 sq ft

3 STOREYS HQ STYLE OFFICE BUILDING
Oak House | Worcester

38,545 SQ FT





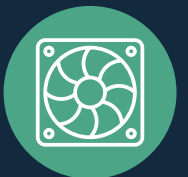
Description

Oak House offers occupiers the ability to acquire a modern headquarters style, three-storey office building set within an attractive landscaped environment. There is the ability to work with the landlord to create a bespoke refurbishment of the building to suit an occupiers future occupational requirements.

Specification



Flexible floor plates



Ventilation system



LED lighting



Serviced office accommodation available



Male and female WCs on each floor



Fully accessible raised floors



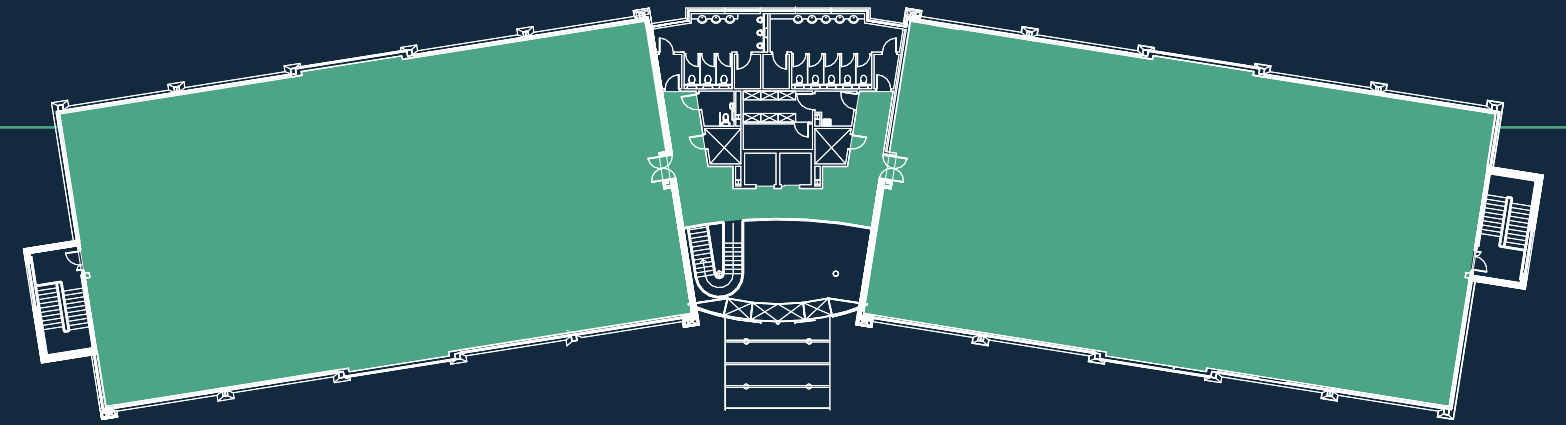
1: 301 sq ft - car parking ratio



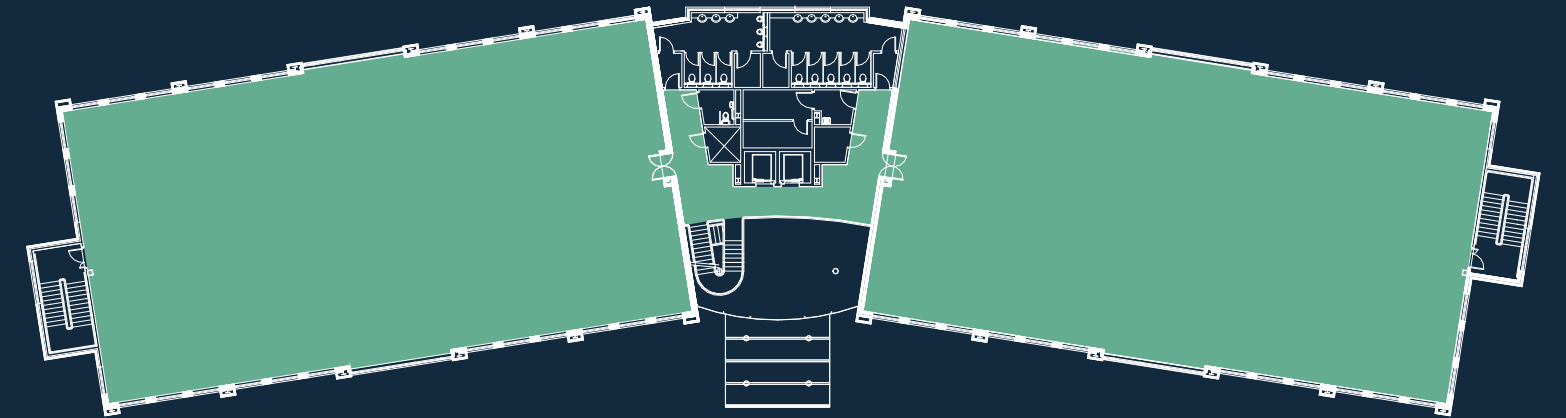
Air conditioning



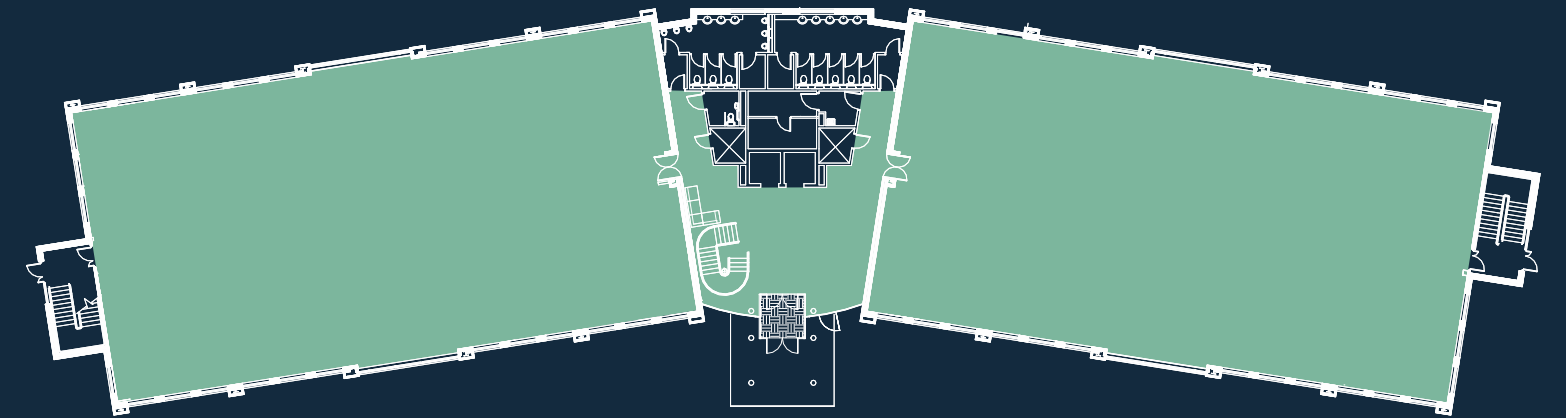
Floor Plans



Second Floor



First Floor



Ground Floor

Floor	Area Sq Ft	Area Sq M
Second Floor	6,000 – 13,382	557.42 – 1,243
First Floor	6,000 – 12,564	557.42 – 1,167
Ground Floor	6,000 – 12,599	557.42 – 1,170
Total	38,545 sq ft	3,580 sq m

Offices suites available from 6,000 sq ft

Location

The property is situated upon Sixways which provides direct access to the M5 Motorway. The property is located approximately 3.6 miles north east of Worcester city centre.

The A440 link road provides access to Junction 6 of the M5 Motorway (Warndon interchange) situated approximately 0.4 miles from the property and is accessed via Bridgwater Road and Wainwright Road.

Oak House Drive Times



Worcester Parkway	9 mins (5.1 miles)
Foregate Street Train Station	13 mins (3.9 miles)
Shrub Hill Train Station	9 mins (3.4 miles)
Sixways Stadium	15 mins (1.3 miles)
Birmingham Airport	44 mins (33 miles)



Travel Time by Train

Worcester Parkway Station to Paddington Station London **1 hr 57 mins**





Demographics



Worcester has a population of **590,000 people**



Worcester private sector industries generate **£2.8 billion** in economic output



Worcester's GDP is worth an estimated **£3.6 billion**



Close proximity to Birmingham City



Worcester to Euston train **2 hours**



Worcester to New Street train **47 mins**

WORCESTER





Lease Terms

New lease available directly from the landlord.

VAT

VAT will be charged at the prevailing rate where applicable.

EPC

A certificate is available from the letting agents on request.

Legals

Each party is responsible for their own legal costs in any transaction.

Contacts



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