



Unit 9 Berkeley Business Park

Wainwright Road, Worcester, WR4 9FA

To Let: Self-contained two-storey office

4,075 to 8,150 sq ft
(378.58 to 757.16 sq m)

- Prominently located on a well established business park
- Approx. 0.5 miles from Junction 6 of M5 Motorway
- 33 car parking spaces (1:250 sq.ft)
- Air Conditioning
- Passenger lift (DDA compliant)
- Self-contained
- Showers
- Kitchen facilities

Unit 9 Berkeley Business Park, Wainwright Road, Worcester, WR4 9FA

Summary

Available Size	4,075 to 8,150 sq ft
Rent	£16.00 per sq ft
Rates Payable	£61,152 per annum
Rateable Value	£112,000
Service Charge	if multi-let a service charge will be levied for the maintenance and up-keep of common areas of the building. Further details available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Will apply for the maintenance and up-keep of the estate.
EPC Rating	C (61)

Description

The property comprises a detached self-contained two-storey office building with car parking to the front.

The specification includes:

Air Conditioning, W.C, kitchen and shower facilities, fob entry access, suspended ceilings with recessed lighting, gas central heating, carpet tiles and raised access floors with floor boxes.

Location

The property is located to the rear of Berkeley Business Park which is an established business park, comprising of both office and industrial properties, accessed from Wainwright Road.

Junction 6 of the M5 Motorway is approximately 0.5 mile distant, and Worcester City Centre is approximately 3 miles to the South-East. Bus stops are positioned along Wainwright Road and both Shrub Hill and Foregate Street train stations are within 3 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,075	378.58	Available
1st	4,075	378.58	Available
Total	8,150	757.16	

Joint Agents:

Sara Garratt . Sara.garratt@harrislamb.com

07876 898 280

Charles D'Auncey. Charles.dauncey@harrislamb.com

07747 897 86



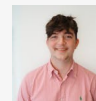
Viewing & Further Information



Mark Siddons

029 2034 6361

mark.siddons@coark.com



Max Wood

02920346336

max.wood@coark.com