

TO LET

Unit 1

Apex Park

Wainwright Road



Worcester,
Worcestershire
WR4 9FN

13,516 sq ft (1,256 sq m)



SPECIFICATION

- Comfort Cooling
- Meeting Rooms
- Onsite Parking Spaces
- Suspended Ceiling
- Refurbished Reception
- EPC B29
- 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

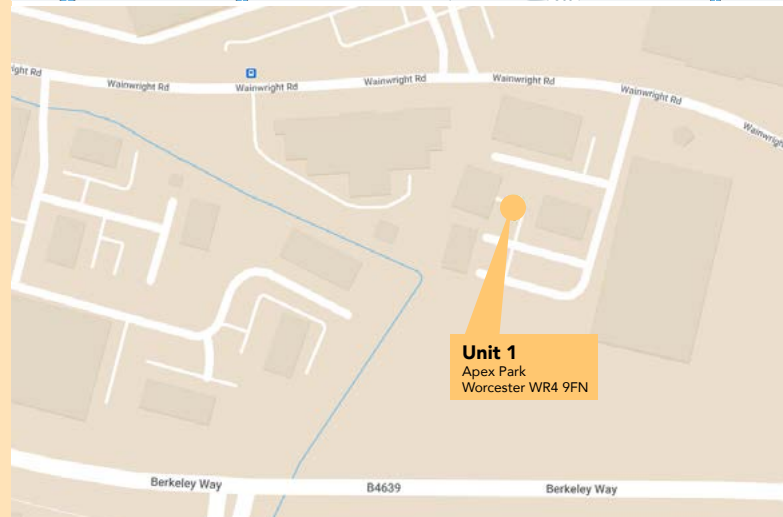
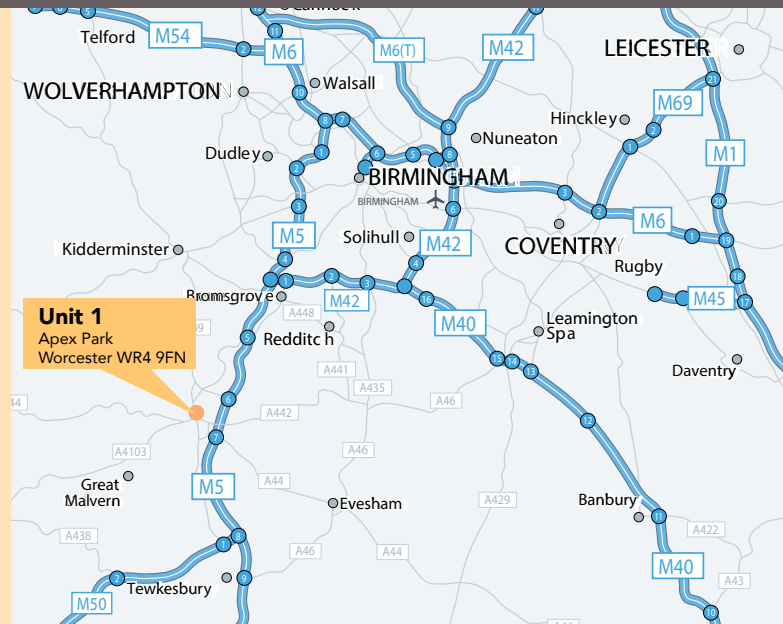
Apex Park is located in North Worcester and is next to junction 6 of the M5, providing easy access to Bromsgrove, Birmingham and the M42. The office is also in close proximity to Worcester Town Centre.

The property provides a self-contained headquarters office building split over two floors, which is available via a flexible sublease or assignment.

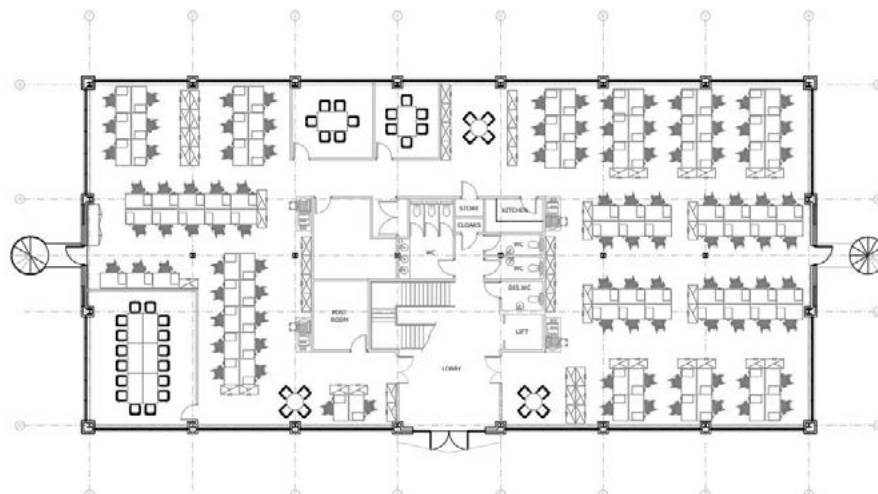
Both floors provide open plan office accommodation with the reception and first floor recently been refurbished. Male, female and disabled toilets are also present on both floors that can be accessed using the lift. There is a potential for the ground floor to be offered in a refurbished condition.

ACCOMMODATION

FLOOR	SQ FT	SQ M
FIRST	6,758	628
GROUND	6,758	628
TOTAL	13,516	1,256



FLOOR PLAN



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TERMS

The property is available by way of flexible sublease until 2028.

RENT

£20.00 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 £6.15 psf payable but an incoming tenant should make their own investigations.



CONTACTS

 For enquiries, please contact:

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Subject to contract disclaimer: CBRE Limited, January 2024

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