



Sanderson  
Weatherall

# TO LET

## PROMINENT OFFICE PREMISES



Unit 1, St Andrews House, Queen Street, Worcester WR1 2PL

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- Excellent self contained office premises available to let on a new lease.
- Parking included.
- 2,702 sq ft (251 sq m) IPMS3 area.
- Rental of £23,000 pa.

#### Location

The property is located on Queen Street in Worcester city centre, facing the Cornmarket car park and set back from City Walls Road (A38), one of the main arterial routes through the city. It is well situated within the city centre near to its main retail area with easy access from local public transport networks.

#### Description

Unit 1 consists of ground and first floor office premises. On the ground floor the unit benefits from a reception entrance office with disabled style WC and store room with wide stairs up to the first floor where there are two large open-plan office spaces, along with store rooms, kitchenette and male and female WCs.

The unit benefits from gas-fired central heating and is fitted out with office style suspended ceilings with integral lights, skylights to parts and carpeting throughout the office areas. Externally there is a shared rear yard with two-three car parking spaces.

The premises extend to an IPMS3 area of 2,702 sq ft (251.05 sqm); along with limited use areas of 22 sq ft (2 sqm).

#### Use

We believe that the unit benefits from permission to be used as a general business premises, under class E.

#### Rent

**£23,000 per annum**, subject to contract.

#### VAT

All prices are quoted exclusive of VAT, which is not currently chargeable.

#### Lease

The property is available by way of a new full repairing and insuring lease, for a minimum term of three years. Incentives may be available for longer terms.

#### Service charge

There is an ad-hoc service charge payable for the upkeep of the structure of the property. The buildings insurance premium is recharged, in addition.

#### Rating assessment

The property has a rateable value of £7,400 (2023 assessment). Business Rates are payable by the tenant.

#### Services

We are informed that mains electricity, gas, water and drainage are connected to the property. The in-going tenant will be responsible for all utility costs.

None of the services or installations have been tested by the landlord or their agents and therefore no warranties can be provided as to their condition or suitability for future use.

#### Energy performance

The EPC Rating for the property is band D, with a score of 81 points.



Strictly by prior appointment with the agents:

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