



ONE  
KINGS  
COURT

TO LET

**Grade A Office Accommodation**

3,800 - 10,371 sq ft — (353 - 963.5 sq m)



## LOCATION

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- Prominent and highly visible

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- Approached from Charles Hastings Way off Newtown Road (B4636)

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- Worcester City Centre approximately 2.5 miles distant

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- Excellent access to the national motorway network - Junctions 6 and 7 of the M5 less than 2 miles away

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- Regular bus service along Newtown Road

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- Easy access to three railway stations (Shrub Hill, Foregate Street and Worcestershire Parkway) with frequent direct services to London, Birmingham, Cardiff and Nottingham

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- Birmingham Airport approximately 30 miles to the North East

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# ACCOMMODATION

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The whole of the second floor amounting to 10,371 sq ft (963.5 sq m) is available although consideration may be given to subdivision from c. 3,800 sq ft (353 sq m).

- Modern, headquarters style, three storey office building
  - Landscaped environment
  - The second floor provides quality, open plan, office accommodation
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## Lease Terms & Rent

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A new lease will be offered on effective FRI terms. Rent on application.

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## Service Charge

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A service is payable for the upkeep of all common areas, the building and wider estate. Further details available from the agent.

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## Rates

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The rateable value of the second floor is £126,000 providing rates payable 22/23 of £5.71 per sq ft.

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## Existing Occupiers Include:

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- Siemens Group Plc
  - NHS
  - NEC
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## Car Parking

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Up to 40 on site car parking spaces. On site EV car chargers have been installed – 4 x 7.5KW per floor.

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## EPC

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1 Kings Court offers highly efficient office accommodation with an EPC rating of A 20

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# SPECIFICATION

The accommodation has recently undergone extensive refurbishment and offers highly efficient accommodation benefitting from:


 New VRF comfort cooling

 New LED lighting

 Raised access flooring

 Suspended ceilings

 10 person passenger lift

 High Quality Refurbished common areas including WC facilities

 Showers



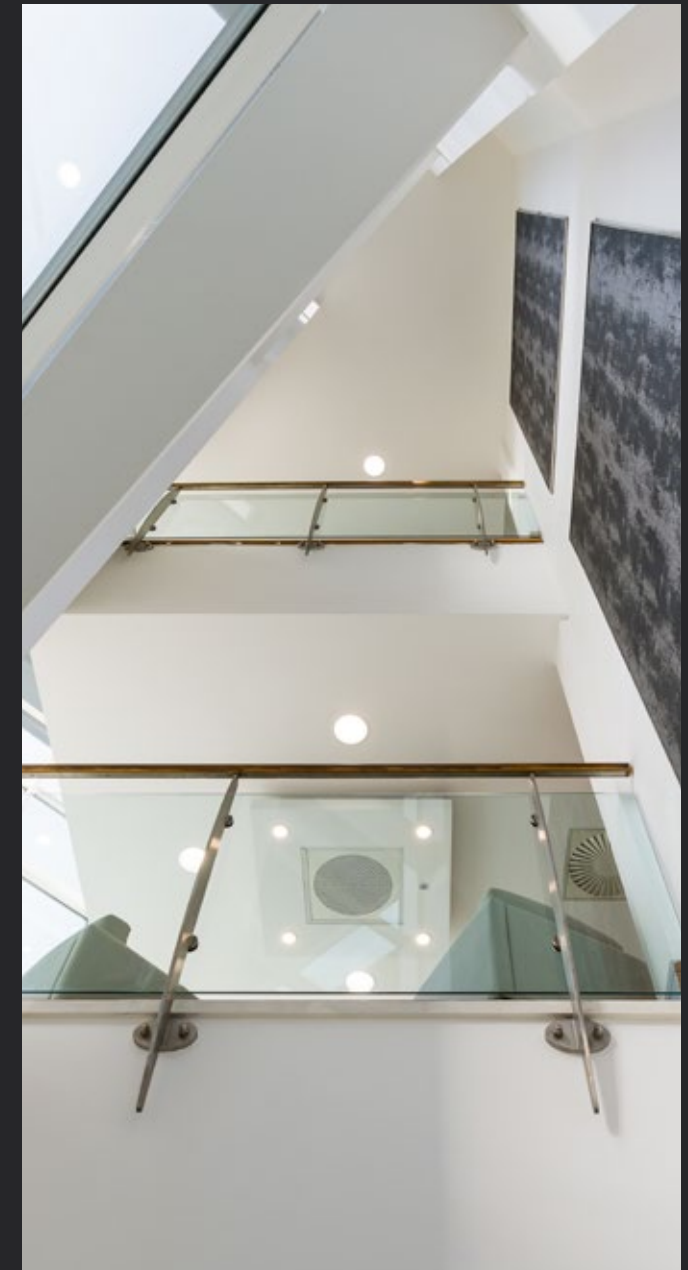
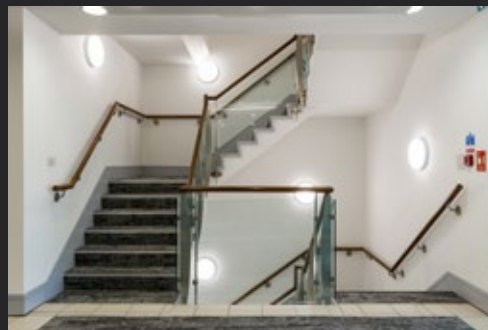
SUITE





# COMMON AREAS

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**1**  
**ONE  
KINGS  
COURT**



**VIEWING**

Strictly through joint sole letting agents.  
For further information please contact:

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December 2022.