



# BROOK COURT

REFURBISHED GROUND FLOOR OFFICES

4,737 SQ FT (440 SQ M)



WHITTINGTON HALL PARK

- Within 0.5 mile of Junction 7 M5
- Access to Worcester City Centre via A44 approx. 1 mile
- Grade A specification
- On-site car parking



**TO LET**



## Location

Whittington Hall Park is located on the southern outskirts of Worcester, close to the village of Whittington. The site is within an area of landscaped parkland developed around the country house of Whittington Hall.

Whittington Hall Park is an established business location with a mix of office accommodation totalling approximately 80,000 sq ft.

Worcester City Centre is located within 1 mile and Junction 7 of the M5 is 0.5 mile distant.

## Description

Brook Court is a modern, three storey office building set in the fully landscaped environment of Whittington Hall Park. The self-contained ground floor suite, which has been fully refurbished benefits from the following specification:

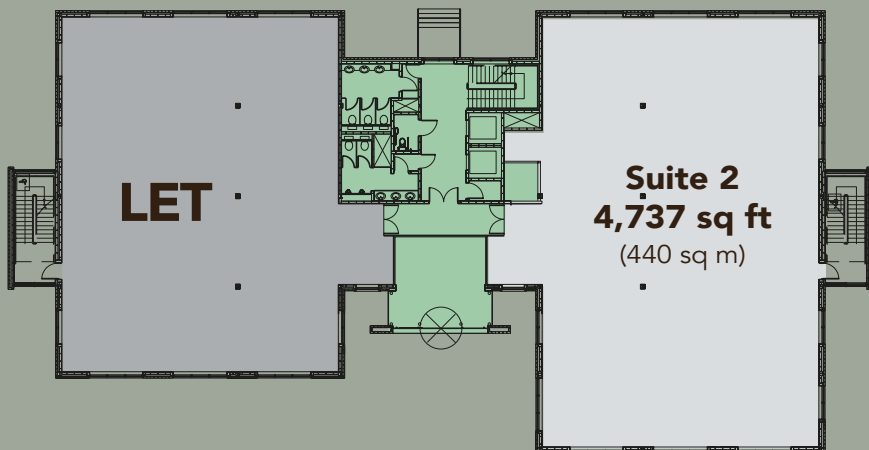
- Air Conditioning
- Raised Accessed floors
- Suspended Ceilings
- LED Lighting

The office suite is approached from the shared ground floor reception area which has a lift to the upper floors and provides male, female and disabled WC's and shower facilities.

Additional facilities:

- Cycle storage
- On site café

WHITTINGTON HALL, J7 M5, WORCESTER SOUTH, WR5 2ZX



## Car parking

20 dedicated on-site car parking spaces are provided. Additional spaces are potentially available on a licence by separate negotiation.

## Lease

The premises are available to let on a new effective full repairing and insuring lease on terms by agreement.

## Rent

Upon application.

## Energy efficiency

Brook House has an EPC rating of C60.

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sara.garratt@harrislamb.com



andrew.venables@avisonyoung.com