

TO LET

ALL ENQUIRIES

OFFICES WITH CAR PARKING



RENT:
£79,700
PER ANNUM
(Exclusive)

WELL PRESENTED OFFICES WITH CAR PARKING

SECURITY HOUSE, BARBOURNE ROAD, WORCESTER, WORCESTERSHIRE, WR1 1RS

- The offices are arranged within a 5 storey office building conveniently located on the edge of Worcester City Centre
- Total Net Internal Floor Area of approximately 8,215 ft sq (763.33 m sq)
- Lift to the offices
- Additional building providing stores of approximately 1,830 ft sq (170 m sq)
- Generous provision of on site car parking

TO LET

ALL ENQUIRIES

OFFICES WITH CAR PARKING

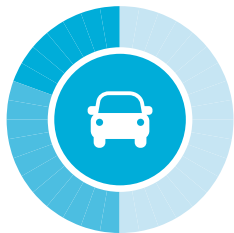
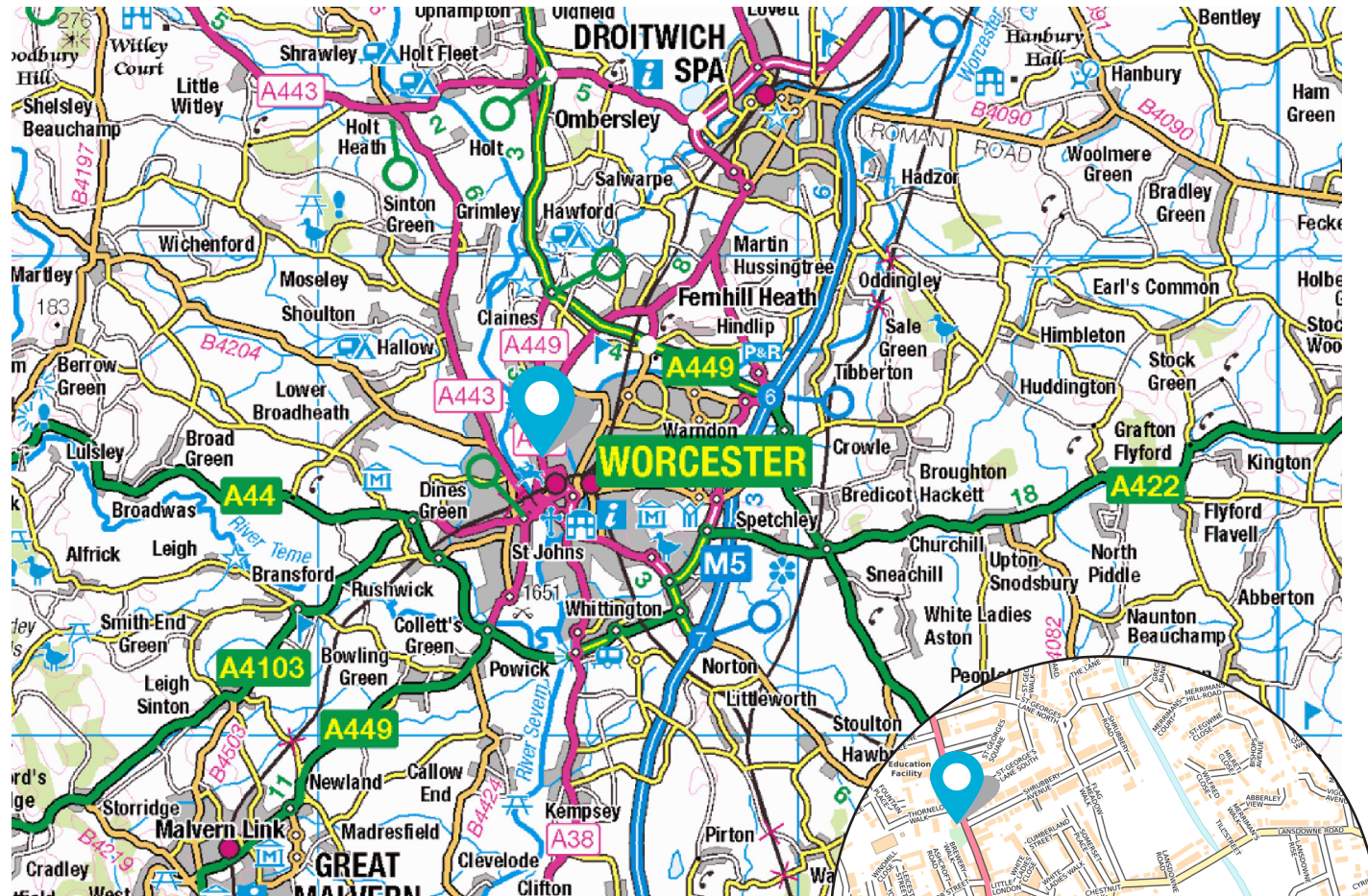
LOCATION

The property is prominently located fronting onto Barbourne Road (A449) in an area of mixed development located approximately 0.75 miles from Worcester City Centre.

Barbourne Road serves as a main arterial route into Worcester City Centre from the north. The property would lend itself to a variety of potential uses, subject to statutory consents.

Worcester has excellent road communications, being situated approximately 5 km (3 miles) to the west of the M5 Motorway (J 6 & 7) which in turn links with the M42, M6 and the wider UK motorway network.

Regular rail services operate to local destinations. The quickest journey time to Birmingham New Street is 48 minutes whilst London Paddington can be reached in 2hrs 25mins. Birmingham International Airport is approximately 38 miles to the north east of the city.



CHELTENHAM
24 MILES

BIRMINGHAM
30 MILES

BRISTOL
63 MILES



BIRMINGHAM AIRPORT
38 MILES

BRISTOL AIRPORT
73 MILES

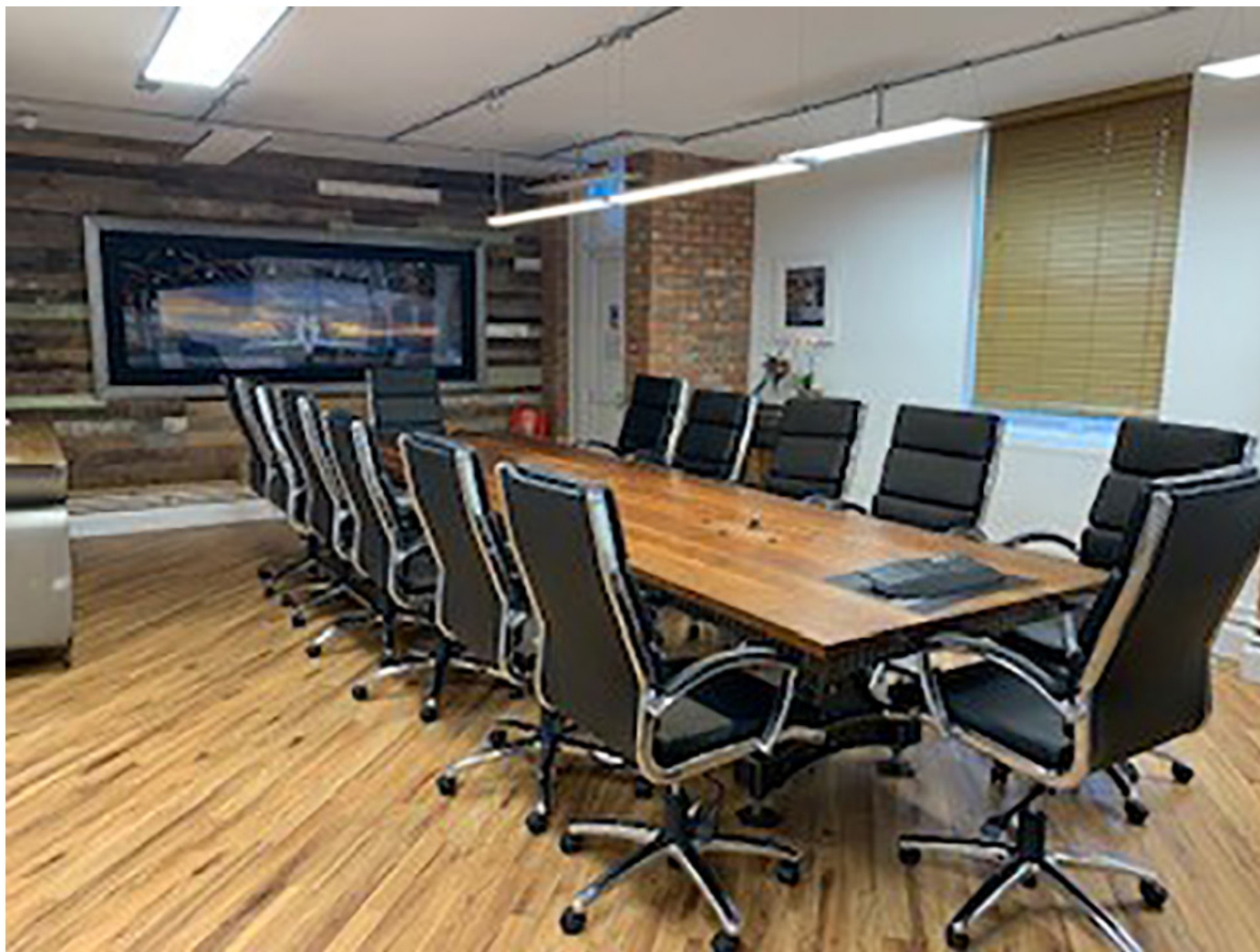
HEATHROW AIRPORT
112 MILES



BIRMINGHAM
48M

LONDON
2H 25M





DESCRIPTION

The property currently comprises of a detached multi storey office building arranged over five floors with undercroft car parking to part of the property structure. The property provides office accommodation with a Total Net Internal Floor Area of 8,215 ft sq (763.33 m sq). The property benefits from 20 car spaces.

The offices benefit from an 8 person lift (630 kg) and generally provide open plan office accommodation with welfare facilities on the first, second, third and fourth floors. There is a secure ground floor entrance system and lobby area. The property also benefits from gas fired central heating and air conditioning.

The property also includes within the property ownership a detached store/garage building with a Total Gross Internal Floor Area of approximately 1,830ft sq (170 m sq). The property is of brick construction under a slate roof cover. This part of the property is understood to be Grade II Listed.

TO LET

ALL ENQUIRIES

OFFICES WITH CAR PARKING

ACCOMMODATION

The property currently provides the following accommodation (all measurements are approximate). All measurements are on a Gross and Net Internal Floor Area Basis.

		M SQ	SQ FT
SECURITYHOUSE (Net)			
GROUND FLOOR	Entrance	31.54	339
FIRST FLOOR	Offices	192.19	2,068
SECOND FLOOR	Offices	192.19	2,071
THIRD FLOOR	Offices	193.15	2,079
FOURTH FLOOR	Offices	185.53	1,997
TOTAL NET INTERNAL OFFICES		763.33	8,215
EXTERNAL (Gross)			
	Boiler Room	12.58	135
	Plant Room (Lift)	9.77	105
	Stores/Garage Building		
	Stores/Garage	170	1,830
		HECTARES	ACRES
TOTAL SITE AREA		0.075	0.187





PLANNING

Prospective tenants should make their own enquiries.

The property is located in the local authority administrative area known as Worcester City Council.

The property is understood to benefit from planning consent for Use Class B1 (offices) of the Town and Country Use Classes Order 1987.

Part of the property comprising of the detached stores/garage building which is understood to be Grade II listed.

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2022/23	£66,500
Rates Payable 2023/23	£34,048

Interested parties should make their own enquiries to the local authority.

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity (including three phase), gas and drainage are understood to be connected to the property.

EPC

In the proces of preparation.

TENURE

The property is available to let on a length of lease by negotiation, the lease will be excluded from the Landlord and Tenant Act 1954 Part 2.

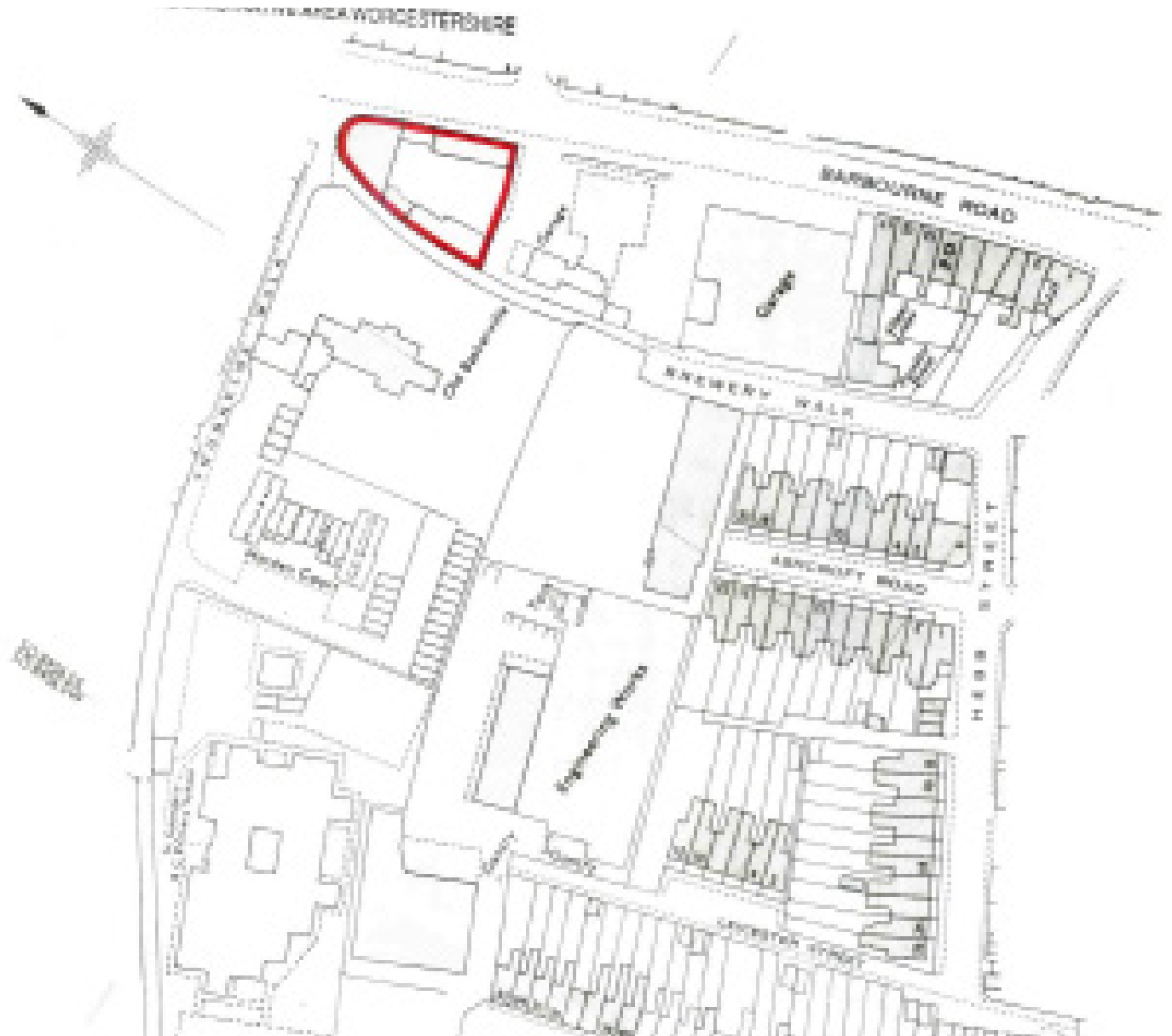
There will be rent reviews at 3 yearly intervals and the lease will be granted on Tenants Full Repairing and Insuring Terms.

RENT

£79,700 (Seventy nine thousand seven hundred pounds) per annum (Exclusive) to be paid quarterly in advance by standing order.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.





VAT

The property is elected for VAT.

LOCAL AUTHORITY

Worcestershire County Council, Spetchley Rd, Worcester WR5 2NP

Tel: 01905 763 763



TO LET
ALL ENQUIRIES

OFFICES WITH CAR PARKING



VIEWING

Strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@halls.gb.com

Ellie Studley

07538 912 096

E: e.studley@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give

any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

