

- FOR SALE -

# LOMBARD HOUSE AND THE FORUM BUILDING

Worcester Road, Stourport on Severn, Worcester DY13 9BZ

**TWO MODERN OPEN PLAN OFFICE BUILDINGS  
WITH A COMBINED NET INTERNAL AREA OF  
15,917 SQ FT (1,478.75 SQ M)**

- LOMBARD HOUSE 10,868 SQ FT (1,009.68 SQ M)
- THE FORUM BUILDING 5,050 SQ FT (469.07 SQ M)
- 93 CAR PARKING SPACES
- TOTAL SITE AREA 0.934 ACRES (0.378 HECTARES)
- POTENTIAL FOR SITE REDEVELOPMENT (SUBJECT TO PLANNING)
- SITE WITHIN CLOSE PROXIMITY OF STOURPORT ON SEVERN TOWN CENTRE



LOMBARD HOUSE AND THE FORUM BUILDING, WORCESTER ROAD, STOURPORT ON SEVERN, WORCESTER DY13 9BZ

SITUATED ON A 0.934 ACRE (0.378 HECTARE) SITE CLOSE TO THE CENTRE OF STOURPORT ON SEVERN

TWO LARGE SELF CONTAINED OPEN PLAN OFFICE BUILDINGS  
(IDEALLY SUITED FOR ONE POTENTIAL OCCUPIER OR TWO POTENTIAL OCCUPIERS)

## LOCATION

The property is situated fronting yet set back from the western side of the main A4025 Worcester Road, approximately a quarter mile east of Stourport town centre. Kidderminster town centre is situated approximately 5 miles to the north, Droitwich town centre (and critically junction 5 of the M5 motorway) is situated approximately 9 miles to the west, Bromsgrove town centre is situated approximately 11 miles to the west and Worcester city centre (and critically junction 6 of the M5 motorway) is situated approximately 12 miles to the south west via the main A449 trunk road.

Stourport on Severn is a well established Worcestershire town situated on the River Severn with a resident population of approximately 20,000. The town is synonymous with the tourist industry however several well respected Worcestershire companies are situated in, or close to, the town centre, all of whom benefit from easy road access to all of the neighbouring towns and cities together with the M5 and M42 motorways.

## DESCRIPTION

The two existing office buildings on the site are known as Lombard House and The Forum Building.

Lombard House is set back from the western side of the Worcester Road and comprises an L shaped two storey office building of steel framed and cavity brick wall construction with a pitched slate tiled roof and double glazed timber framed windows.

Internally the property provides two large open plan office areas together with a good sized reception area, meeting rooms, private offices, post rooms and kitchen facilities with male and female toilet facilities on both floors.

### Lombard House provides the following facilities:

- Modern suspended ceilings
- Modern category II lighting
- Perimeter wall trunking
- Internal meeting room and reception facilities
- Predominantly open plan accommodation
- Male and female toilet facilities on each floor

The Forum Building is a purpose built three storey building of steel framed construction with brick walls at ground level and modern cladding to the upper floors and roof structure. All windows are powder coated alloy sealed double glazed units.

Each floor provides predominantly open plan office accommodation with the ground floor providing very flexible meeting/training facilities.



### The Forum Building provides the following facilities:

- Modern suspended ceilings
- Full comfort cooling
- Category II lighting
- Perimeter wall trunking
- Floor boxes
- Six personnel lift
- Kitchen facilities on each floor
- Male and female toilet facilities on each floor

Externally there are 93 marked car parking spaces with 2 disabled spaces.

Building	Sq M	Sq Feet
Lombard House	1,009.68	10,868
The Forum Building	469.07	5,050
Total Net Internal Area	1,478.75	15,917
Total Site Area	0.378 hectares	0.934 acres

Whilst it is felt that the site is ideally suited for continued office use by an occupier in both or each building, the site itself may be suitable for alternative redevelopment (subject to planning) and we actively look forward to receiving enquiries in this respect from residential developers, care sector developers and commercial developers who would be interested in potentially redeveloping the site.

## RATEABLE VALUE

Lombard House and The Forum Building Rateable Value £111,000

## TENURE

The site and buildings are available freehold. Consideration will be given to a potential sale of one or both of the existing office buildings.

## EPC RATING

The existing buildings have an EPC rating of TBC

Location	Distance	Travel Time
Birmingham City Centre	30 Miles	50 Mins
Worcester City Centre	15 Miles	30 Mins
Kidderminster	5 Miles	10 Mins
Bromsgrove	11 Miles	25 Mins
Birmingham Airport	34 Miles	55 Mins
Central London	128 Miles	2 Hr 30 Mins



## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

**John Dillon:** johndillon@gjsdillon.co.uk  
**Sandy Macpherson:** sandymacpherson@gjsdillon.co.uk

01905 28684 / 01527 872525

[www.gjsdillon.co.uk](http://www.gjsdillon.co.uk)

These particulars are not to form part of a letting contract and may be subject to errors and/or omissions therefore prospective tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective tenants are instructed to seek validation of all such matters prior to expressing any formal intent to lease. The property is let subject to any rights of way, easements, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective tenants are advised to seek validation of all above matters, prior to expressing any formal intent to lease the whole or part of these premises.

