



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICES/STUDIOS/WORK SPACES

**From 380 - 1,515 sq ft
(35.3—142.60 sq m)**



**SUITES 1 - 4 CANALSIDE BUSINESS PARK,
LOWESMOOR WHARF, WORCESTER, WR1 2RS**



- ◆ Ground floor office suites.
- ◆ Refurbishment underway.
- ◆ Can be taken together or split into individual units.
- ◆ Kitchenette and WC facilities.
- ◆ LED and fluorescent lighting.
- ◆ Car parking available.

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LOCATION

Suites 1—4 are located on the established Canalside Business Park within Lowesmoor Wharf. Lowesmoor Wharf is located 0.5 miles north west of Worcester City Centre within a mixed use location. The property is located on the junction of Pheasant Street and Lowesmoor Terrace.

Nearby occupiers include Aldi and Asda Superstore along with a range of independent businesses.

Worcester Forgate Street and Shrub Hill Train Stations are all a short walk away and regular bus services are available to the surrounding towns and villages from Worcester Bus Station.

DESCRIPTION

The Canalside complex comprises two storey modern brick built office development on Lowesmoor Wharf. The suites available are on the ground floor and each benefits from its own front door access and car parking.

Internally the property benefits from carpeted flooring, a mixture of exposed brick and plastered walls, full height windows, as well as a mixture of LED and strip lighting .

The office suites can be taken all together or split into individual units, range from £6,080 per annum to £15,350 per annum depending on the size and configuration required.

ACCOMMODATION

Gross internal areas approximately:

From 380—1,515 sq ft

TENURE

By way of a new lease on terms to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Worcester City Council.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £15,750.00

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All costs quoted are subject to VAT at the prevailing rate, where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC has been carried out on this unit and awarded a grade E-110

WEBSITE

Photography and further information is available at bulleys.co.uk/lowesmoor1-4

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Worcester office on 01905 633333

Details prepared 08/26