



RENT
£29,500
(per annum exclusive)



RATEABLE VALUE
£22,000



Unit 4A, St Martin's Quarter
Worcester, WR1 2DA

Leasehold | City Centre Retail Premises | 1,020 Sq Ft (94.7 Sq M)



TO LET



Location

St Martin's Quarter is a prestigious city centre development just a stone's throw from Worcester's retail core.

The scheme offers a vibrant destination for both day and night and incorporates a mix of retail, leisure and health fitness occupiers.

The site benefits from 502 car parking spaces in the adjacent multi storey car park. It is anchored by Asda, with national retailers including B&M Bargains, Costa Coffee and Sports Direct.



Description

The ground floor unit occupies a central location within St Martin's Quarter, adjacent to Sports Direct.

Internally the premises comprises open plan accommodation with extensive glazed frontage overlooking the public courtyard.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 4A	1,020	94.7



Amenities



City Centre Location



Glazed Frontage



Transport Links



Further information

Guide Rent

£29,500 per annum exclusive of VAT.

Lease Terms

The accommodation is available to let on terms to be agreed.

Tenure

Leasehold.

Business Rates

Rateable Value: Unit 4A: £22,000

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Service Charge

A service charge is levied on all tenants of St Martin's Quarter to cover the cost of services provided by the Landlord to the common areas.

EPC

The unit has an EPC Rating of B 29.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

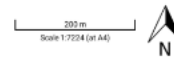
Viewings

Strictly by prior arrangement with either of the joint agents.

Units 4A, St Martin's Quarter, Worcester



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Approximate Travel Distances

Locations

- M5 Junction 7 - 2.6 miles
- Malvern - 8.7 miles
- Birmingham - 29.8 miles

Nearest Station

- Worcester Foregate - 0.5 miles
- Worcester Shrub Hill - 0.4 miles

Nearest Airport

- Birmingham International - 35.2 miles

Viewings



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Particulars dated May 2024. Photographs dated May 2024.