



TO LET
OFFICE PREMISES
NORTON HOUSE
WHITTINGTON HALL
WORCESTER
WR5 2RA



1,854 – 5,740 sq. ft.

(172.20 – 533.20 sq. m.) approx. Net Internal Area

- Floors available separately or combined
 - Recently refurbished
 - Car parking





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

Located to the rear of Whittington Hall Park, near to the main hall, Norton House offers a three-storey office building providing open plan office accommodation with kitchenette and W.C facilities on each floor.

Refurbishment works are currently being undertaken.

Externally, car parking is provided.

ACCOMMODATION

	SQ. FT	SQ. M.
Ground floor	1,854	172.20
First floor	1,941	180.30
Second floor	1,945	180.70
TOTAL Net Internal Area (NIA)	5,740	533.20

TENURE

The property is available on a new full repairing and insuring lease (via service charge) on terms to be agreed.

RENTAL

£15,000 per annum, per floor (exclusive of VAT)

SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of common areas of the estate.

EPC

Rating: TBC following refurbishment

BUSINESS RATES

Formerly known as Block C Malvern Court

Rateable Value (2023) - £77,000

The property currently has a single assessment therefore may need to be split on a floor-by-floor basis.





SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

LEGAL COSTS

Each party to bear their own legal costs.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

VAT

All prices are exclusive of VAT which we understand is chargeable.

VIEWING

Strictly by way of the joint agents:

Harris Lamb

Contact: Sara Garratt
Tel: 0121 455 9455
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OR

Avison Young

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Date: November 2024

SUBJECT TO CONTRACT

