

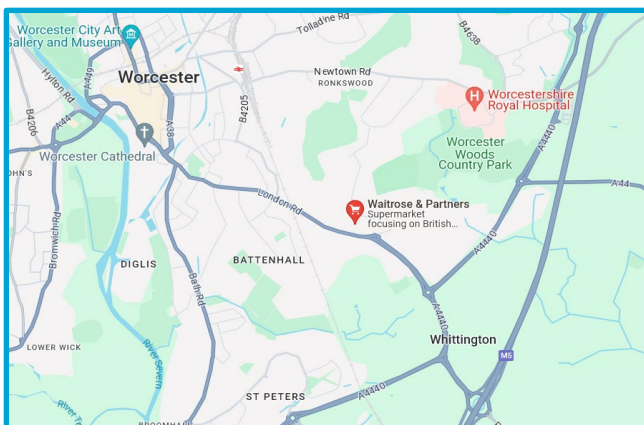
GREAT VALUE OFFICES TO LET

2,000 – 6,802 SQ FT

ADJACENT TO WAITROSE WORCESTER

28 ALLOCATED CAR PARKING SPACES

ADDITIONAL STORAGE SPACE AVAILABLE



REDHILL HOUSE, LONDON ROAD, WORCESTER, WR5 2JG





Location

Redhill House is an attractive, detached, multi-let office building fronting onto London Road (A44). The Property is conveniently located, with London Road (A44) linking Worcester City Centre some 1.5 miles to the north-west, with Junction 7 of the M5 approximately 1 mile to the south-east. Waitrose and Partners is within a 1 minute walk from the property and provides a café, car parking and charging stations.

Description

The available accommodation comprises a ground floor suite together with basement storage internally. Units are available from 2,000 – 6,802 square feet on the ground floor. The accommodation is well specified with suspended ceilings incorporating a mixture of LED and fluorescent lighting and raised access floors. The suite also benefits from gas-fired central heating throughout, with comfort-cooling to part. Externally, the building benefits from 28 allocated spaces within the private car park area. The basement provides useful space for archive or equipment storage, as well as shower facilities.

Features Include

- ✓ Private car parking with 28 allocated spaces (1 space per 250 sq ft)
- ✓ Fitted space with meeting rooms
- ✓ Raised floors
- ✓ Comfort cooling
- ✓ Close to Waitrose
- ✓ 1 mile from the M5 (Junction 7)
- ✓ Storage space for Tenants available in the basement
- ✓ Excellent floor to ceiling height
- ✓ Great value offices To Let

Accommodation

Floor	Sq Ft
Ground	2,000 – 6,802
Lower Ground	Up to 2,250

Terms

A new FRI Lease direct from the Landlord at a quoted rent of £13.50 per square feet, plus VAT.

Rateable Value

Any interested parties are advised to make their own enquiries with the local council.

Service Charge

To be confirmed.

EPC

Band C (72)

Further Information & Viewings via Sole Agents, Cummings Commercial and John Truslove:



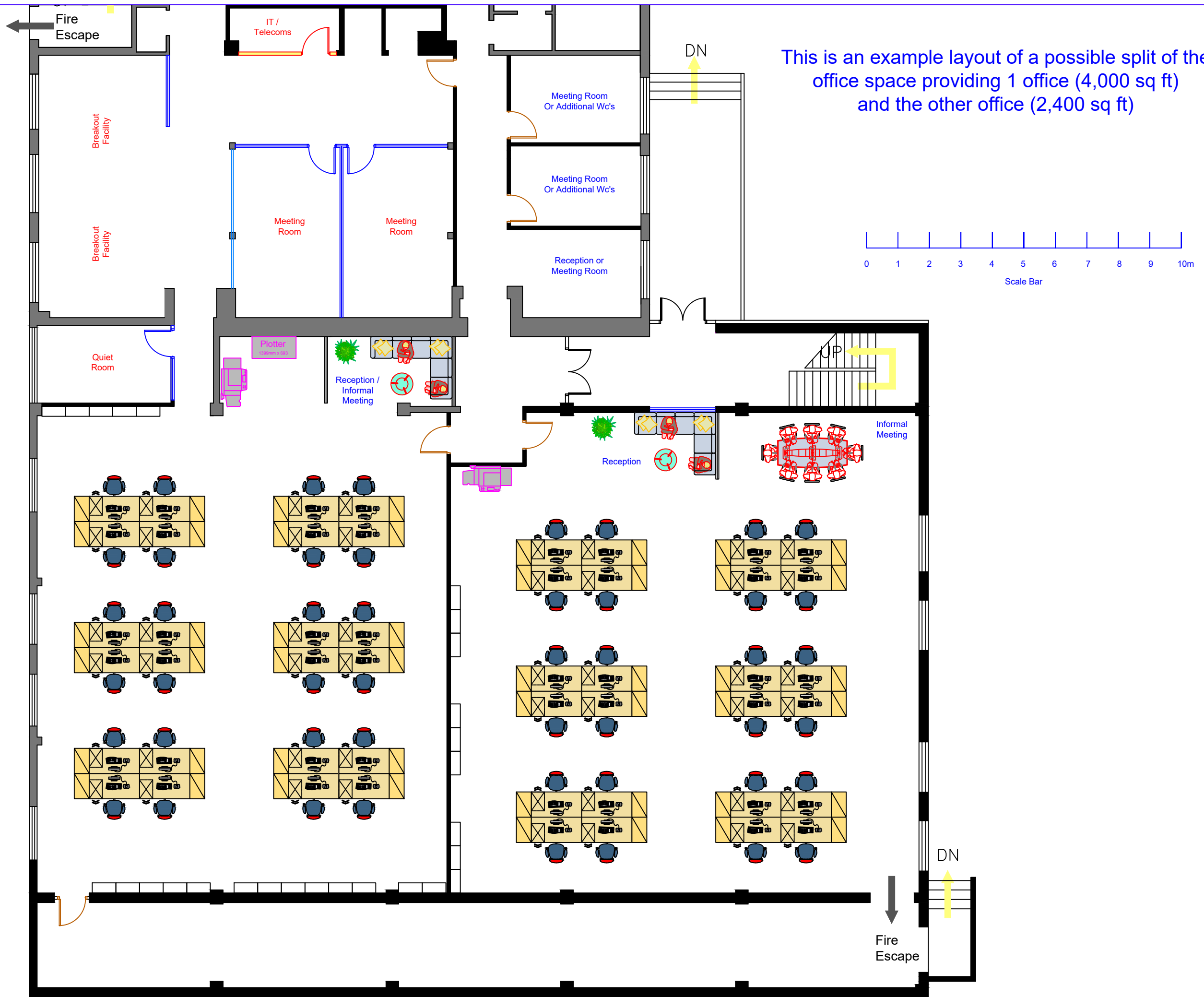
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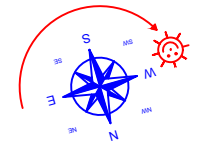
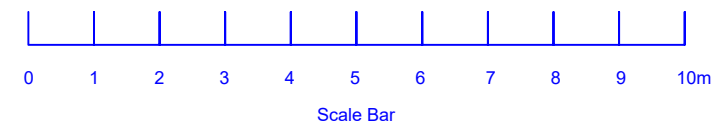


Or our joint agents at John Truslove Chartered Surveyors:
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This is an example layout of a possible split of the office space providing 1 office (4,000 sq ft) and the other office (2,400 sq ft)



NB: Do not scale off this drawing. All dimensions to be checked on site.

Notes: N/A

Client: Salaft Properties Limited

Project: Ground Floor, Redhill House
227 London Road
Worcester

Details: RH5 Offices Within 2,400 Sqft of Space.

Date: 22nd April 2024
Dwg: Worcester - V8
Rev: N/A
Scale: To Fit
Status: N/A

Drawn By: Mark Addicott



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