



## RENT

**£15.00 per sq ft**  
(exclusive of VAT)



**AVAILABLE NOW**



**Unit 10B, Worcester Six Business Park**  
**Clayfield Road, Worcester, WR4 0AE**

Leasehold | 1<sup>st</sup> & 2<sup>nd</sup> Floor Offices with parking | 2,748 - 5,496 Sq Ft (255.3 - 510.6 Sq M)



**TO LET**



## Location

Unit 10B is located on Worcester Six Business Park, a unique attractive business environment just 0.8 miles from Junction 6 of the M5. As such it has direct access to the motorway network. The property is also only 5 miles northeast of Worcester city centre.



## Description

The available suites are arranged over the first and second floors with communal entrance access to the front elevation into a shared reception area. Communal WCs, staircase and lift access is available to all floors.

The suites offer modern open plan accommodation and benefit from inset LED lighting, heat and cool system, raised access floors, suspended ceilings, double glazing, carpet tiles and kitchenette. Externally, ample car parking is provided along with electric charging points. Full CCTV, fencing and entry barriers provide a secure environment.



## Accommodation

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

Floor	Sq Ft	Sq M
First	2,748	255.3
Second	2,748	255.3
<b>Total</b>	<b>5,496</b>	<b>510.6</b>

The suites are available as a whole or on a floor by floor basis.



## Amenities



Parking



Motorway Access



Air Con



Double Glazing



## Further information

### Guide Rent

£15.00 per sq ft exclusive.

### Tenure

The suites available on a new internal repairing and insuring lease direct with the landlord on terms to be agreed.

### Business Rates

Ratable Value: The suites are to be reassessed upon occupation. 2024/2025 Rates Payable 49.9p in the £.

### Insurance

The landlord will take out annual buildings insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

### Services

We understand that mains services are available to the property, namely mains water, electricity and mains drainage.

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.

### EPC

TBC

### Legal Costs

A contribution will be payable towards the landlord's legal costs.

### Service Charge

A service charge is levied for the maintenance and up-keep of common areas. Further details are available upon request from the agents.

### 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.

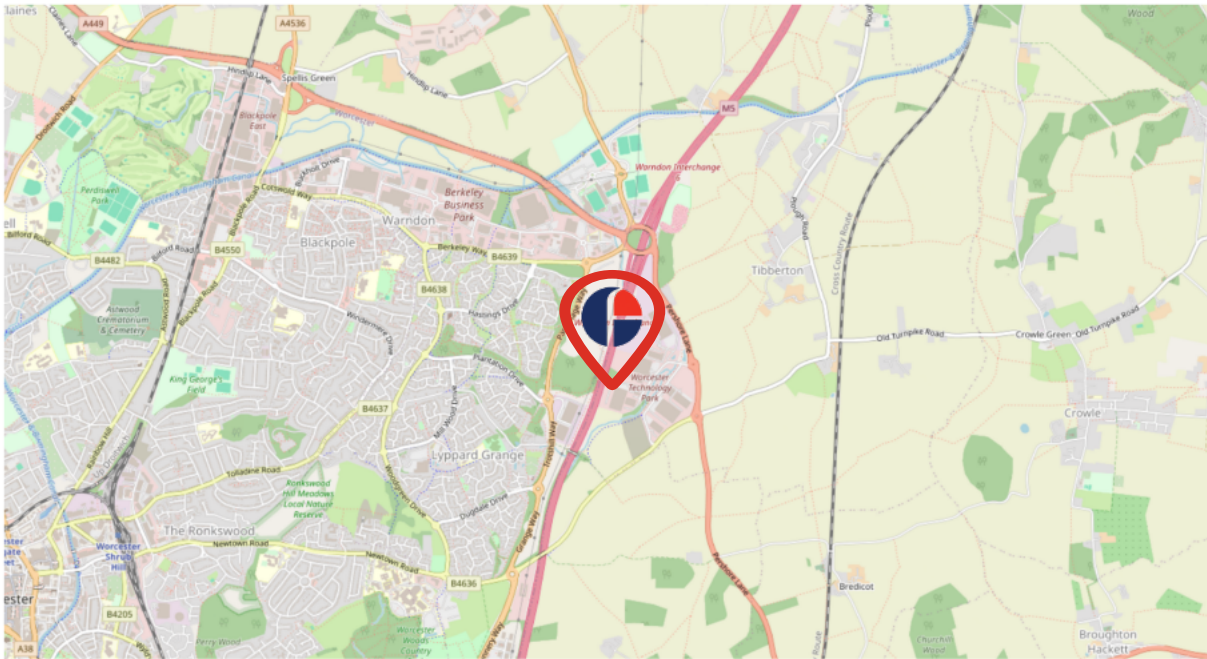
### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### VAT

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

# Unit 10B, Worcester Six Business Park, Worcester



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## Approximate Travel Distances

- ### Locations
- M5 Junction 6 - 0.8 miles
  - M5 Junction 7 - 3.9 miles
  - Worcester city centre - 5 miles
  - Birmingham - 27 miles

- ### Nearest Station
- Shrub Hill - 3.5 miles
  - Worcestershire Parkway - 5.1 miles

- ### Nearest Airport
- Birmingham International - 32.2 miles

## Viewings

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Particulars dated November 2024 Photographs dated November 2024.