

TO LET

Leasehold

1st & 2nd Floor Offices

1,295 sq ft (120.39 sq m)



35a Foregate Street,
Worcester, WR1 1EE

For illustration purposes only



35a FOREGATE STREET, WORCESTER

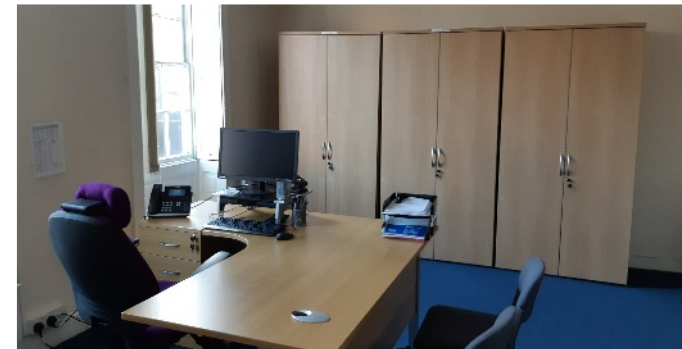


**First & Second Floor, 35a Foregate Street,
Worcester, WR1 1EE**



**Three storey Grade II Listed office premises over
the first and second floors**

- 1,295 sq ft (120.39 sq m)
- Offices over two floors
- City Centre location
- Grade II Listed
- Walking distance to Worcester Foregate Street
train station and bus station at CrownGate



Lauren Allcoat 07738 981 480



Lauren.allcoat@fishergerman.co.uk



fishergerman.co.uk



Three storey grade II listed office premises over first and second floors

Location

The building is located on Foregate Street in the heart of Worcester City Centre within close proximity to a number of professional firms including solicitors, estate agents and insurance brokers. There are also a number of bars, cafes and restaurants in the immediate area. Foregate Street train station, Worcester County Court, Magistrates are both nearby.

Worcester is an historic Cathedral City in the south-west Midlands and is the administrative hub in Worcestershire. It is located approximately 25 miles South West of Birmingham and is well served by both road and rail links, being junction 6 and 7 of the M5 Motorway and two mainline train stations.

Description

The property comprises a 3 storey Grade II listed building of traditional brick construction, with offices to the the upper floors.

Internally the office accommodation consists of three good sized offices and board room to the first floor and a further two offices and store room to the second floor.

The offices benefit from a good level of natural light throughout. Kitchenette and w/c facilities are located on the first floor.

Accommodation

Description	Sq M	Sq Ft
First Floor	82.44	887
Second Floor	37.95	408
Total	120.39	1,295

Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Guide Rental

£9,310 per annum exclusive.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

Business Rates

Rateable Value £9,100*
Rates Payable £4,468.10

2019/20120 Rates Payable 49.1p in the £.

*The ingoing Tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Services

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

Legal Costs

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

References/Deposit

The successful Tenant will need to provide a satisfactory references for approval.

The Landlord may also request a 3/6 month deposit.

Anti Money Laundering

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

EPC

Energy Performance Rating to follow.

VAT

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

Viewings


By prior arrangement with the agent.




35a FOREGATE STREET, WORCESTER



Licence number 100022432


 **Approximate Travel Distances**

 **Locations**


- Birmingham 31.7 miles
- Hereford 26.4 miles

Sat Nav Post Code

- WR1 1EE

 **Nearest Station**

- Foregate Street

 **Nearest Airports**

- Birmingham Int 37.2 miles



Please Note
Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated January 2020. Photographs dated January 2020.

