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Office 10B, Worcester Six Business Park

Clayfield Road, Worcester, WR4 0AE

Leasehold
First Floor offices with parking

2,748 Sq Ft (255.3 Sq M)

To Let | £15 per sq ft | First 12 months at half rent

Amenities

- Air Con
- Raised Floors
- Double Glazing
- Suspended Ceilings
- Parking
- Motorway Access

Unit 10B, Worcester Six Business Park

2,748 Sq Ft (255.3 Sq M)

Description

The available suite is on the first floor 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 suite offers 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.

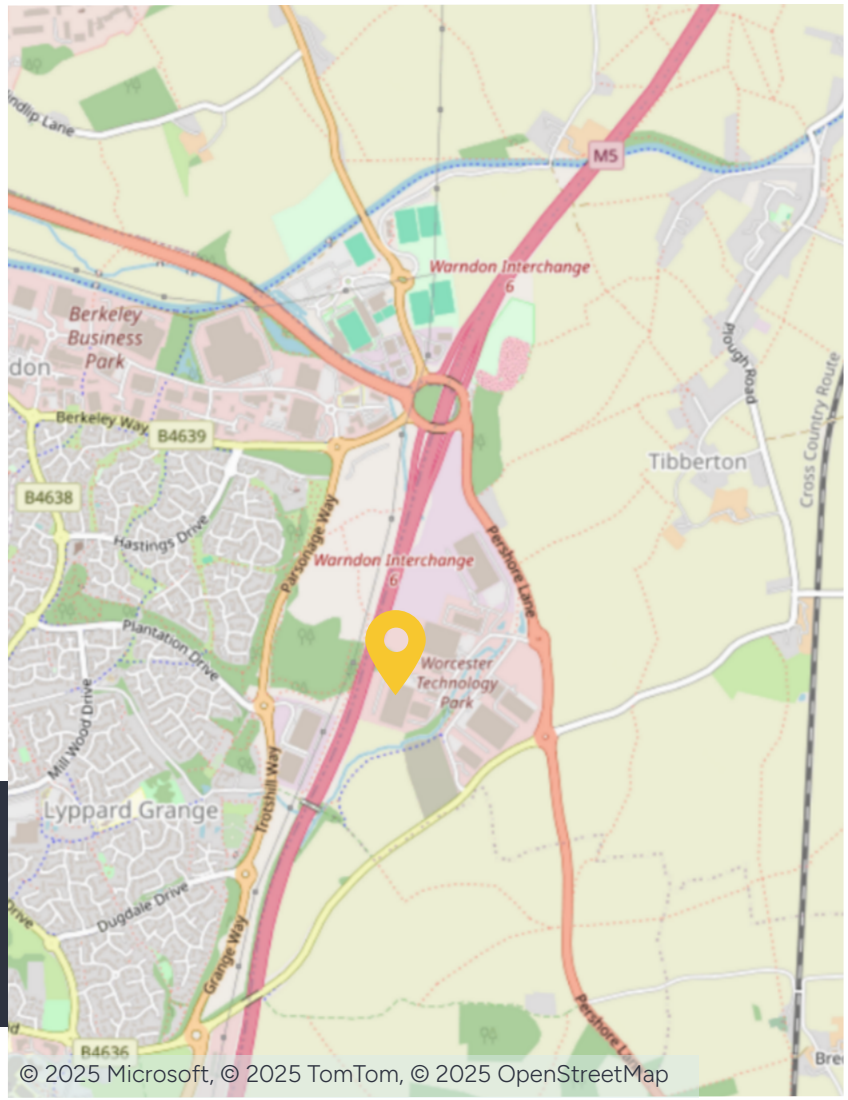
Externally, ample car parking is provided along with electric charging points. Full CCTV, fencing and entry barriers provide a secure environment. The site is superbly landscaped.

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.

Accommodation

Description	Sq Ft	Sq M
First Floor	2,748	255.3



Locations

M5 J6: 0.8 miles
M5 J7: 3.9 miles
Worcester: 5 miles
Birmingham: 27 miles

Nearest station

Shrub Hill: 3.5 miles

Nearest airport

Birmingham International: 32.2 miles

Further information

Guide Rent
£15.00 per sq ft exclusive. First 12 months payable at half rent, all subject to contract.

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

Business Rates
Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: The suites are to be reassessed upon occupation.

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
EPC rating of A.

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.

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

Viewings
By prior arrangement with the sole agents.

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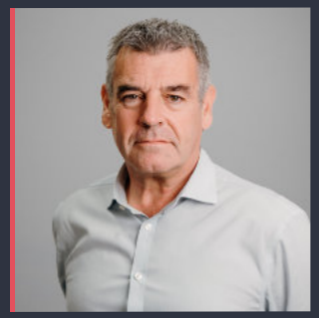
Contact us

Viewings by appointment only.
To arrange a viewing, please contact:

Charles Warrack
07977 512 965
charles.warrack@fishergerman.co.uk



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Particulars dated March 2026. Photographs dated November 2024 & October 2026.