To Let

GJS Dillon
The Commercial Property Consultants



Edgar House, Edgar Estate, Berrow Green Road, Martley, Worcester WR6 6PQ

Office Suites with Excellent Car Parking

- Total area 5,225 sq ft (487.11) sq m NIA
- Two storey office premises
- Available as a whole or on a floor by floor basis
- Ground floor 2,561 sq ft (239.92 sq m) NIA
- First floor 2,664 sq ft (247.49 sq m) NIA
- Excellent on-site parking provision

Viewing and further information: call us on **01905 67 61 69**
www.GJSDillon.co.uk

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Location

The property is situated in a prominent position fronting yet set back from the main B4197 close to the centre of Martley, being situated on a large commercial complex made up of office, warehouse and outside storage accommodation.

The property is situated approximately 6 miles west of Worcester city centre, 9 miles to the south of Stourport on Severn and 9 miles to the east of Bromyard. The nearest motorway access is at junction 6 or 7 of the M5 motorway, both of which are within 10 miles of the property.

Description

Edgar House is a detached, purpose built two storey office building of brick and block main wall construction surmounted by a pitched steel profile clad roof with powder coated aluminium windows and doors with a very distinctive powder coated aluminium single storey reception area at the front.

The accommodation is available as a whole or split to provide two good sized self-contained office suites providing a mix of both open plan and cellular office accommodation with car parking situated to the front and rear of the property.

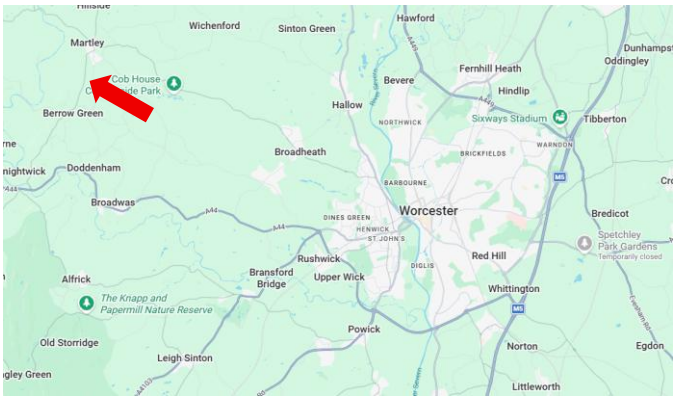
Ground Floor	2,561 sq ft	239.92 sq m
First Floor	2,664 sq ft	247.49 sq m
Total	**5,225 sq ft**	**487.41 sq m**

Tenure

The property is available on a new business lease for a term of years to be agreed. The property is potentially available freehold.

Energy Performance Certificate (EPC)

The property has an energy performance rating of D (91). Please click here for the detailed report.



Guide Rental

Whole Building	**£45,000 per annum exclusive**
Ground Floor	**£22,500 per annum exclusive**
First Floor	**£22,500 per annum exclusive**

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value from 01/04/2026	£41,750

Click here for further information. *At present the building is rated as a whole.*

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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