

To Let

GJS | Dillon

The Commercial Property Consultants



1 College Precincts, Worcester WR1 2LG

### Period Office Building

- 1,010 sq ft (93.84 sq m)
- Grade II listed building
- City centre location overlooking Worcester Cathedral
- Close proximity to public car parks
- Good access to J6 and J7 of the M5 Motorway

Viewing and further information: call us on **01527 872525**  
[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

## 1 College Precincts, Worcester, WR1 2LG

### Location

1 College Precincts occupies a prominent position adjacent to the street's junction with College Street (A44), situated on the immediate edge of Worcester city centre. This well located office lies underneath the western elevation of the cathedral, with it's onlook being the cathedral grounds and Cathedral Plaza Shopping Centre.

Excellent public transport links are within easy reach, with Foregate Street Train Station—offering direct connections to Birmingham New Street and London Paddington—and the Crowngate Bus Station both just a short walk away, ensuring convenience for commuters and visitors alike.

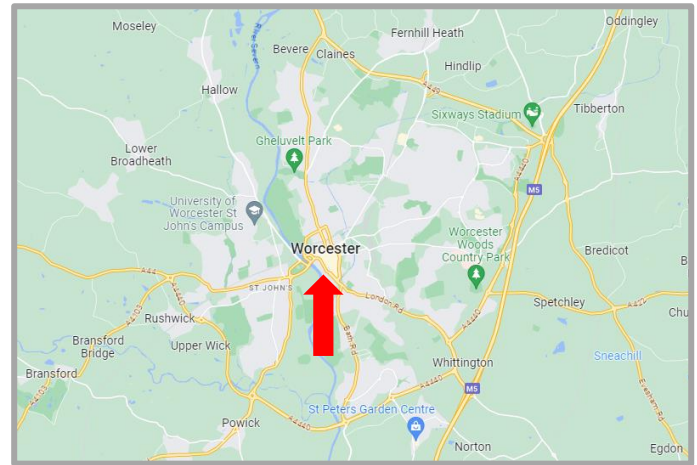
### Description

1 College Precincts is a mid-terraced, period Grade II listed property arranged over the basement, ground, first and second floors. The building is of brick construction with period Georgian features and is set on an attractive street of similar properties.

Internally, the property is accessed via ground floor level with an internal staircase leading to all floors. At basement level there is an office, storage room, WC and access to a rear courtyard. Over the ground to second floors, there is a mix of office space, kitchen & WC facilities, along with further storage space.

There is limited metered public parking to the front of the property, along with King Street car park close by which offers competitive annual permits.

### Location Map



### Guide Rental

**£12,000 per annum (£1,000 per month)**

### 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 - £7,700 from 01/04/2023

### Legal Costs

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



Basement	231 sq ft	21.43 sq m
Ground Floor	210 sq ft	19.52 sq m
First Floor	358 sq ft	33.27 sq m
Second Floor	211 sq ft	19.62 sq m
<b>Total</b>	<b>1,010 sq ft</b>	<b>93.84 sq m</b>

### Tenure

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

### Energy Performance Certificate (EPC)

As the property is a listed building, it does not require an energy performance rating.

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 in situ 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.

**Viewing and further information:**  
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