

Unit 5, Brindley Court

Leasehold
First Floor Office Suite

Gresley Road, Worcester, WR4 9FD

2,496 Sq Ft (231.92 Sq M)



To Let (May Sell) | £25,000 pa



Amenities



24/7 Access



Air
Conditioning



Raised Floors



Suspended
Ceiling



Lift access



Car Parking

Unit 5, Brindley Court

2,496 Sq Ft (231.92 Sq M)

Description

Unit 5 located on the first floor provides a self-contained office suite accessed via a communal entrance with both stairs and a passenger lift.

Internally the suite is arranged as a typical office suite with reception area, large open plan office, three additional office/meeting rooms, board room, and kitchen with breakout area.

The offices have been finished to a good specification and include LED lighting, suspended ceilings, heating and comfort cooling, raised access flooring and double glazing.

All furniture pictured in the photographs within the brochure can be left in situ to be used by the incoming tenant.

Externally the property provides excellent on site parking provision for 8 cars. Additional parking may be available.

Location

Brindley Court is situated just off Gresley Road which adjoins both Wainwright Road and Berkeley Way (B4639).

The estate has excellent access to Junction 6 of the M5 motorway which lies 1.2 miles to the east and Blackpole Trading Estate and Blackpole and Elgar Retail Parks 1.4 miles to the west.

Worcester city centre is approximately 3.3 miles to the south west along with both Shrub Hill and Foregate Street train stations.

Accommodation

Description	Sq Ft	Sq M
First Floor, Unit 5, Brindley Court	2,496	231.92

Locations

M5 J6: 1.2 miles

Worcester city centre: 3.3 miles

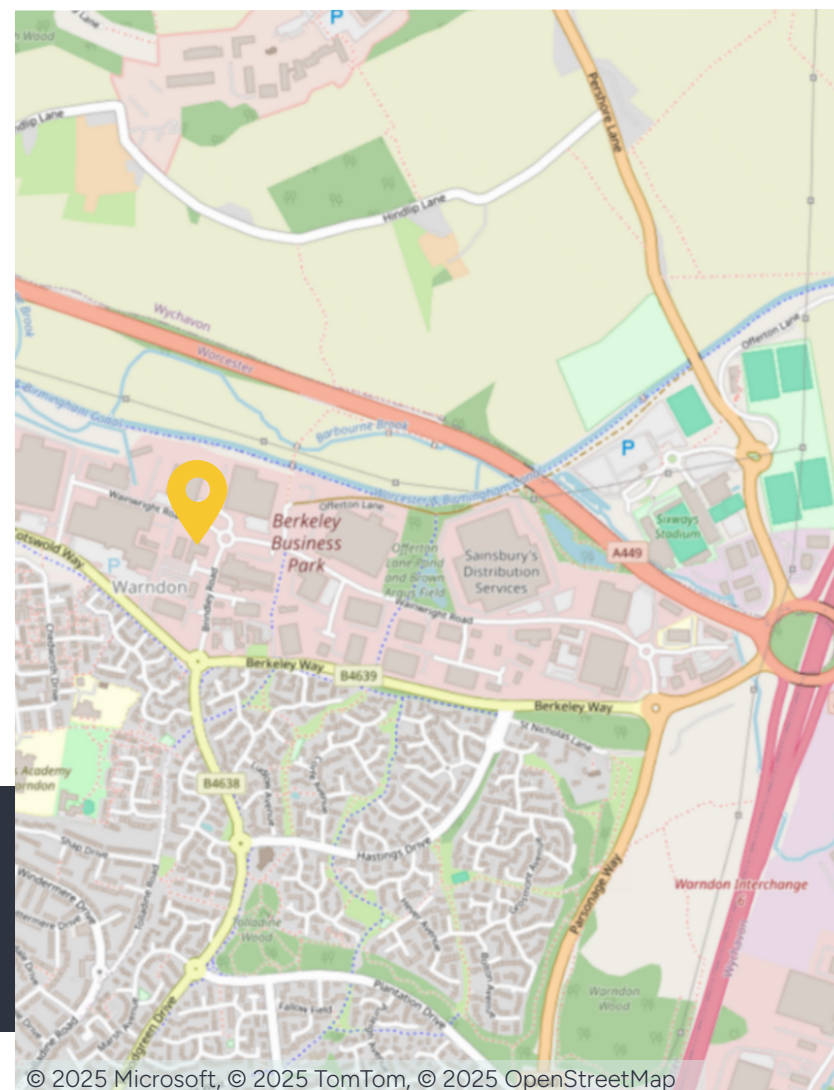
Kidderminster: 15.3 miles

Nearest station

Shrub Hill: 2.8 miles

Nearest airport

Birmingham International: 32.9 miles



Further information

Tenure

The suite is available on a new internal repairing and insuring lease on terms to be agreed.

Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £25,000 per annum.

Asking Price

On application.

Business Rates

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

Rateable Value £33,250

Rates Payable £16,591.75

2025/2026 Rates Payable 0.499p in the £.

Services

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.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts. Details available upon request.

EPC

The EPC rating is B 35.

Fixtures & Fittings

All furniture pictured in the photographs within the brochure can be left in situ to be used by the ingoing tenant.

Anti Money Laundering

The successful tenant/purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

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

Viewings

By prior arrangement with the sole agents.

Location

Address: Unit 5, Brindley Court, Gresley Road, Worcester, WR4 9FD

What3words: ///lively.tent.steep



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated September 2025.



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