

**fisher  
german**

# Suite A, Kay One Building

23 The Tything, Worcester, WR1 1HD

Long Leasehold/Leasehold  
Grade II Listed Ground &  
Lower Ground Floor Office

2,157 Sq Ft (200.4 Sq M)



**For Sale / To Let**



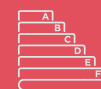
## Key information



**Price/Rent**  
£300,000 plus VAT  
£28,000 plus VAT pa



**Rateable Value**  
£18,250



**EPC Rating**  
D

## Suite A, Kay One Building

2,157 Sq Ft (200.4 Sq M)

### Description

The property comprises a ground floor office suite arranged across the ground and lower ground floor within a prominent Grade II Listed building.

Internally, the office features a mixture of wooden and carpeted flooring, LED and fluorescent strip lighting, and

a combination of exposed brickwork and painted plastered walls. The accommodation also benefits from WC and kitchen facilities.

Externally, there are four allocated car parking spaces located to the rear of the property.



## Location

The suite is situated within the Kay One building on The Tything 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 and the bus station at CrownGate are within walking distance.

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 three mainline train stations.

### Locations

J6 M5: 4.5 miles

J3 M5: 3.1 miles

Birmingham: 31.5 miles

### Nearest station

Foregate Street: 0.4 miles

### Nearest airport

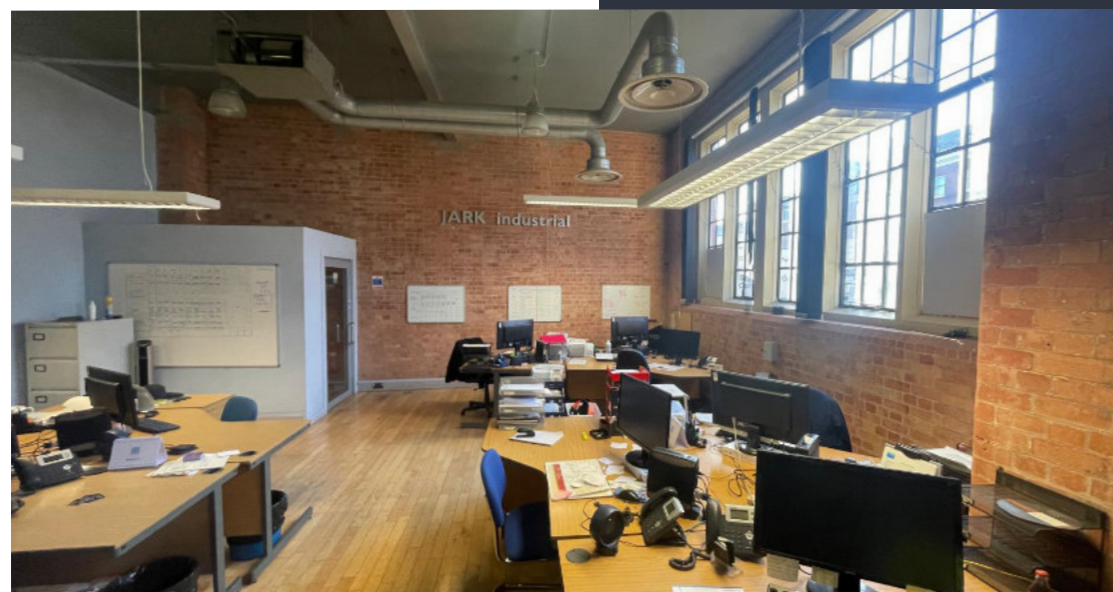
Birmingham International: 36 miles



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

## Accommodation

Description	Sq Ft	Sq M
Ground Floor Suite	1,266	117.6
Lower Ground Floor Suite	669	62.2
Server Room	222	20.6
<b>Total</b>	<b>2,282</b>	<b>200.4</b>



## Further information

### Tenure

The property is offered on a Long Leasehold basis with 102 years unexpired and will be sold with vacant possession upon completion or is available To Let by way of a new internal repairing and insuring lease, terms to be negotiated.

### Guide Price

£300,000 plus VAT.

### Guide Rent

£28,000 per annum exclusive.

### Service Charge

There is an annual service charge of £4,600, billed biannually. The service charge includes; insurance, heating, electric, air conditioning, cleaning of communal area, maintenance of car park, painting of the exterior, maintenance and repairs to building.

Additionally, there is a ground rent payable of £100 per annum.

### Business Rates

Business Rates for the property are assessed as follows:

Suite A – Rateable Value £18,250 (April 23 to Current).

Parking Spaces – Rateable Value £1,100 (April 23 to Current).

### Services

We understand that mains services are available to the property namely mains water and electric.

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

The EPC rating is D.

### Legal Costs

Each party to bear their own legal costs in respect of this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

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

### VAT

VAT is chargeable in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us



**Lauren Allcoat-Hatton**

01905 728 449

[lauren.allcoat-hatton@fishergerman.co.uk](mailto:lauren.allcoat-hatton@fishergerman.co.uk)



**Sophie Newton**

01905 728 444

[sophie.newton@fishergerman.co.uk](mailto:sophie.newton@fishergerman.co.uk)



**James Allison**

0121 827 6672

[james.allison@fishergerman.co.uk](mailto:james.allison@fishergerman.co.uk)

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 2026. Photographs dated December 2025.



This brochure is fully recyclable