

**fisher
german**

35A Foregate Street

Worcester, WR1 1EE

Leasehold
1st & 2nd Floor Offices

1,295 Sq Ft (120.39 Sq M)





Key information



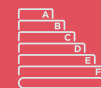
Rent

£9,310 per annum



Rateable Value

£10,500



EPC Rating

D - 96

35A Foregate Street

1,295 Sq Ft (120.39 Sq M)

Description

The property comprises a 3 storey Grade II listed building of traditional brick construction, with offices to the the upper floors.

Internally the office accommodation consists of three good sized offices and board room to the first floor and a further two offices and store room to the second floor.

The offices benefit from a good level of natural light throughout. Kitchenette and w/c facilities are located on the first floor.

Location

The building is located on Foregate Street 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, Worcester County Court, Magistrates are both nearby.

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 two mainline train stations .

Locations

Birmingham: 31.7 miles

Hereford: 26.4 miles

Nearest station

Foregate Street: 0.4 miles

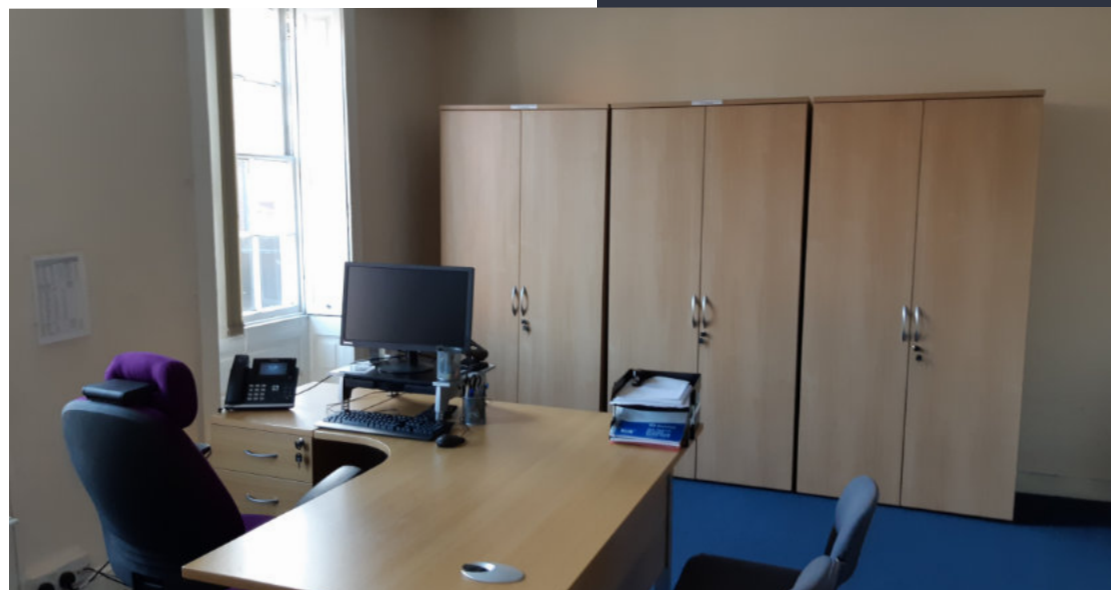
Nearest airport

Birmingham International: 37.2 miles



Accommodation

Description	Sq Ft	Sq M
First Floor	887	82.44
Second Floor	408	37.95
Total	1,295	120.39



Further information

Guide Rental

£9,310 per annum exclusive.

Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Business Rates

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

Rateable Value: £10,500 *

*The ingoing tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

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.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Insurance

The landlord insures the property and recovers the cost from the tenant.

Legal Costs

A contribution will be payable towards the landlord's legal costs.

Fixtures & Fittings

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

EPC

The EPC rating is D-96.

References/Deposit

The successful tenant will need to provide a satisfactory references for approval.

The landlord may also request a 3/6 month deposit.

Anti Money Laundering

The successful tenant 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 should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

By prior arrangement with the sole agents.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated January 2020.



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