

# Unit 6, Brindley Court

Gresley Road, Worcester, WR4 9FD

Leasehold  
First Floor Office Premises

2,022 Sq Ft (188 Sq M)



**To Let (May Sell) | £19,950 pa**



## Amenities



24/7 Access



Suspended Ceiling



Passenger Lift



Air Conditioning



Meeting Rooms



Car Parking

## Unit 6, Brindley Court

2,022 Sq Ft (188 Sq M)

### Description

Brindley Court comprises a purpose-built office sub-divided into suites with part brick and part glazed elevations under a pitched, insulated profile sheet roof.

Unit 6, located on the first floor, provides a spacious reception area, open plan office, and two additional meeting rooms/smaller offices. The suite also benefits from a kitchenette/staff room and WC facilities.

Potential to split into three smaller suites

The property is specified with LED lighting, heat and comfort cooling, stair and lift access and double glazing.

Externally, the property provides excellent onsite parking provision for 7 cars, with potential for further spaces/visitor parking.

## 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
Unit 6, Brindley Court	2,022	188

### Locations

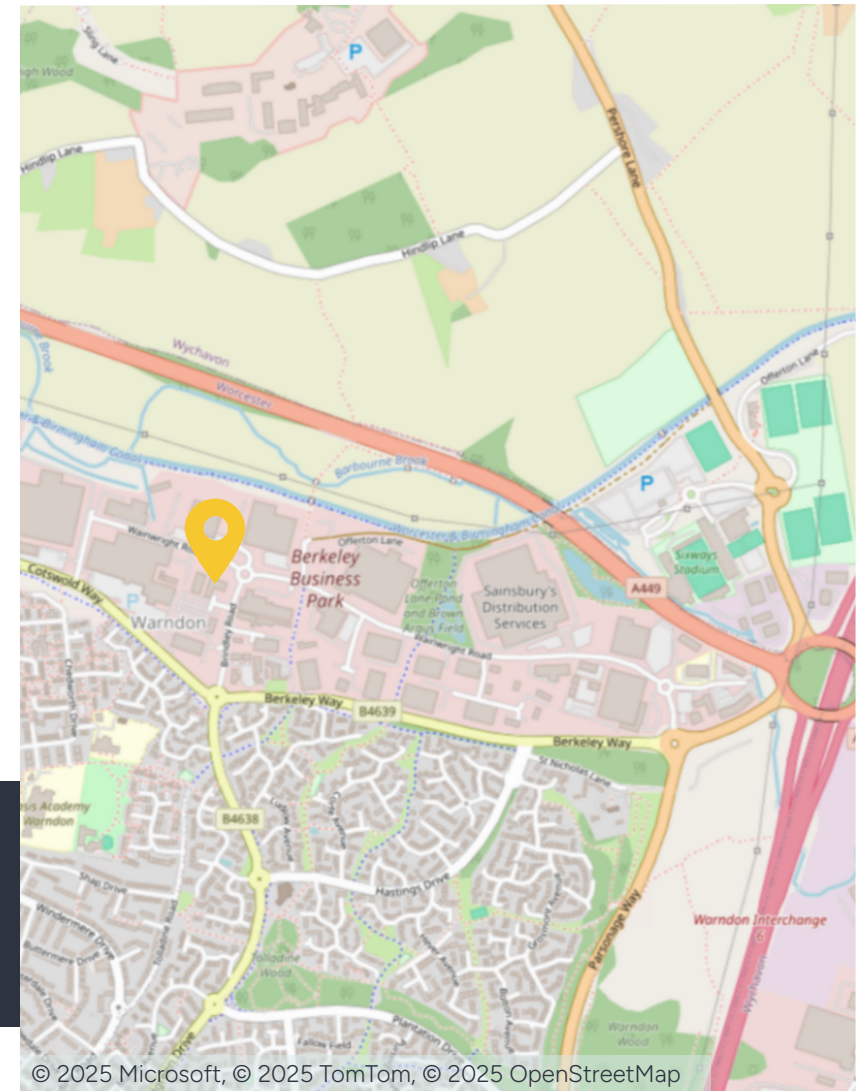
M5 J6: 1.2 miles  
Worcester: 3.3 miles  
Kidderminster: 15.3 miles

### Nearest station

Shrub Hill: 2.8 miles

### Nearest airport

Birmingham International: 32.9 miles



## Further information

### Tenure

The accommodation is available to let on terms to be agreed.

### Rental

£19,950 per annum exclusive.

### Sale Price

On application

### Business Rates

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

Rateable Value £33,000

2026/2027 Rates Payable 0.432p in the £.

### EPC

The EPC rating is D.

### Services

We confirm we have not tested any of the service installations and any occupiers/purchasers must satisfy themselves as to the state and condition of such items.

### Legal Costs

A contribution of £500 plus VAT will be payable towards the Landlord's legal costs.

### Service Charge

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

### Insurance

The landlord will take out annual buildings insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

### Fixtures & Fittings

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

### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### Anti Money Laundering

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

### VAT

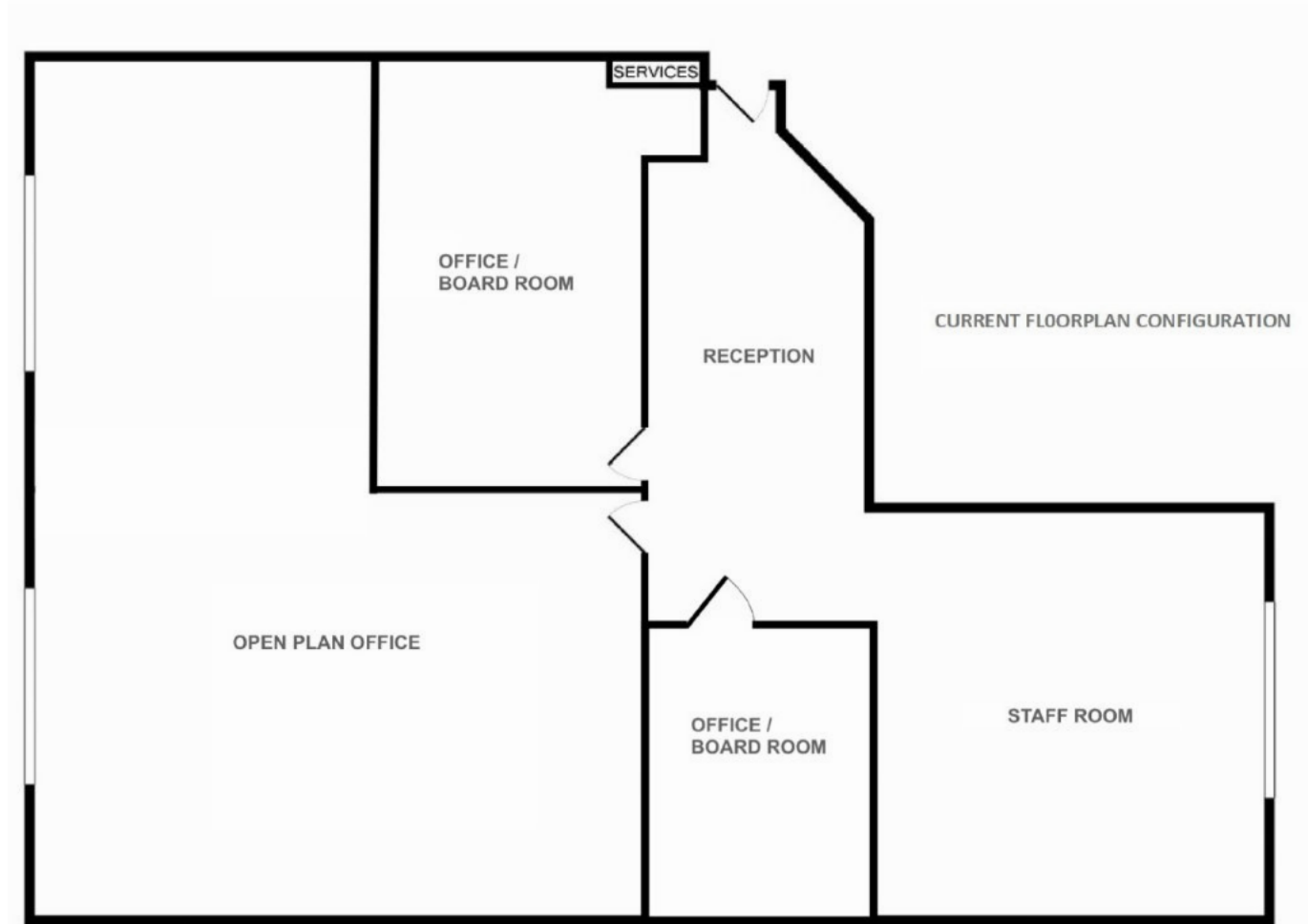
VAT is chargeable in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Indicative Floor Plan



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Sophie Newton**

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Particulars dated May 2026. Photographs dated April 2026.



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