



**The Old Joseph Wood Building, 26 The Butts, Worcester, WR1 3PA**

## City Centre Commercial Building

- 911 sq ft (84.6 sq m) NIA
- Ground and first floor offices
- Within walking distance of Worcester City Centre
- Excellent links to public transport facilities
- Public car parks close by
- Flexible lease terms available

Viewing and further information: call us on **01905 676169**  
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# To Let

## The Old Joseph Wood Building, 26 The Butts, Worcester WR1 3PA

### Location

The Old Joseph Wood Building is situated within Worcester, in the West Midlands. Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, which lies adjacent to the subject property with Junction 7 being approximately one and a half miles drive south. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.



### Description

The Old Joseph Wood Building has a direct frontage to The Butts, a one way road connecting the main ring road that circles Worcester city centre. Worcester Foregate Street Station is circa 320m east of the property. The building is arranged over the ground and first floors and is of traditional brick construction.

The ground floor is currently arranged as an open plan office, with the first floor comprising a large open plan room which doubles up as a kitchen, break out area and meeting space. There is also a WC at first floor level.

Ground Floor	493 sq ft	45.80 sq m
First Floor	418 sq ft	38.80 sq m
<b>Total</b>	<b>911 sq ft</b>	<b>84.60 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)

The property has an energy performance rating E (119)  
[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](https://www.gov.uk/government/collections/energy-performance-certificate-epc)

**Guide Rental £12,000 per annum exclusive**

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

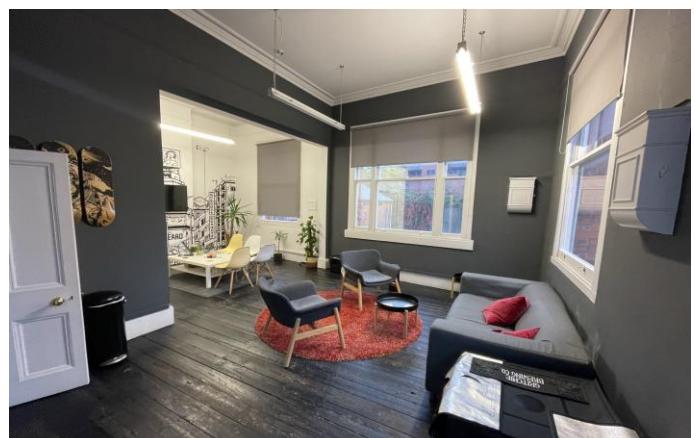
Rateable Value - £10,250 from 01/04/2026

[Summary valuation - Valuation Office Agency - GOV.UK](https://www.gov.uk/government/collections/energy-performance-certificate-epc)

This property may benefit from small business rates relief.

### Legal Costs

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



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 insto 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:**  
call 01905 676169

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**GJS | Dillon**

The Commercial Property Consultants

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