



RENT

£13.50 per sq ft
(plus VAT per annum)



AVAILABLE NOW



EPC RATING

C (72)



First Floor, Redhill House

227 London Road, Worcester, WR5 2JG

Leasehold | First Floor Office with parking | 2,234 Sq Ft (207.54 Sq M)



TO LET



Location

Redhill House is an attractive, detached, multi-let office building fronting onto London Road (A44). The Property is conveniently located, with London Road (A44) linking Worcester city centre some 1.5 miles to the north-west, with Junction 7 of the M5 approximately 1 mile to the south-east. Waitrose is within a 1 minute walk from the property and provides a café, car parking and charging stations.



Description

Redhill House offers modern, comfort cooled, first floor office accommodation.

The suite comprises an open plan office with shared kitchen and WCs.

The suite benefits from comfort cooling, central heating, raised floor boxes, suspended ceilings, double glazing and LED lighting.

The property comes with generous parking within a private car park with 1 space per 250 sq ft and 2 EV vehicle chargers.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
First	2,234	207.54

As outlined in blue on plan overleaf

Additional Ground Floor space also available



Amenities



Shared Kitchen



Parking



Motorway Access



Air Con



Double Glazing





Further information

Guide Rent

Rent: £13.50 per sq ft plus VAT per annum.

Tenure

The property is available on a new effective fully repairing and insuring lease direct with the landlord on terms to be agreed.

Business Rates

Any interested parties are advised to make their own enquiries with the local council.

Services

We understand that mains services are available to the property, namely mains water, gas, 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.

Legal Costs

A contribution 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.

EPC

The EPC rating is C-72.

Fixtures & Fittings

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

Anti Money Laundering

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

Reference/Deposit

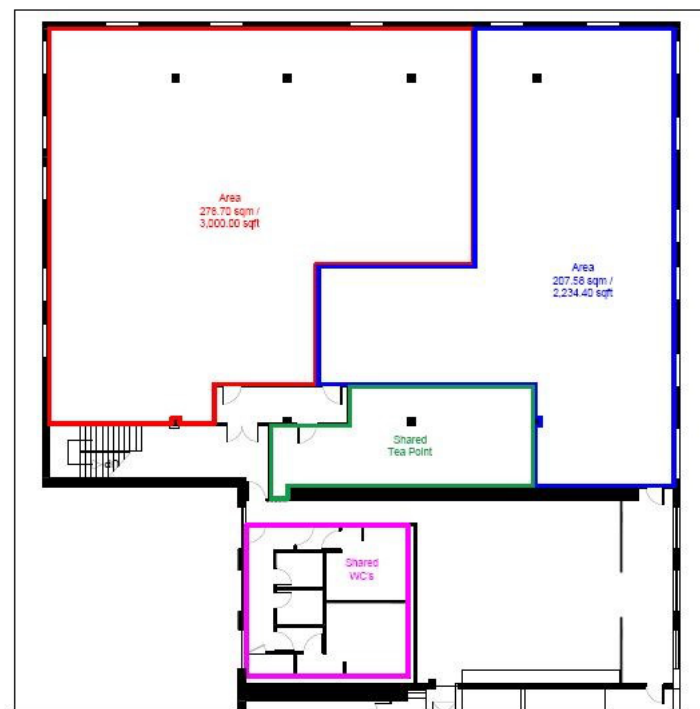
The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

VAT

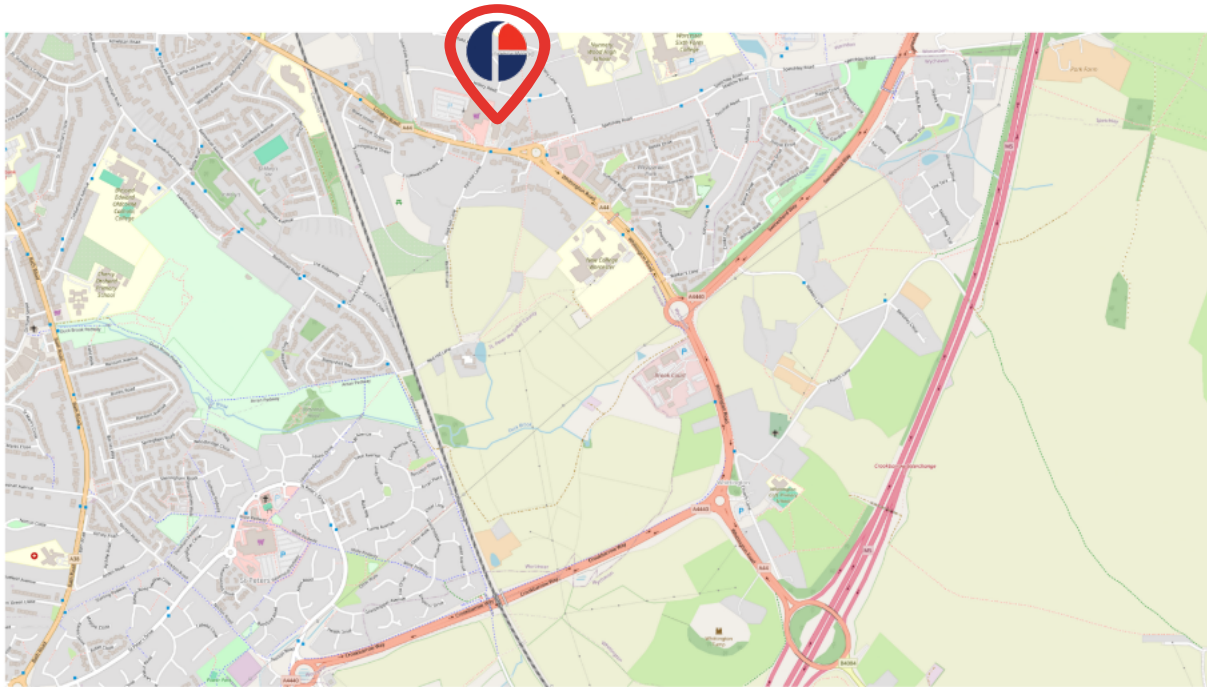
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

Viewings

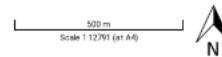
By prior arrangement with Fisher German or our joint agents Cummings Commercial.



First Floor, Redhill House, Worcester



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Approximate Travel Distances



Locations

- M5 Junction 7 - 1 mile
- Worcester city centre - 1.5 miles
- Birmingham - 30.6 miles



Nearest Station

- Shrub Hill - 1.4 miles
- Worcestershire Parkway - 2.7 miles



Nearest Airport

- Birmingham International - 36.4 miles



Viewings



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Particulars dated October 2024. Photographs dated September 2024.