



RENT

£83,556 pa as a whole
£41,778 pa each floor



AVAILABLE NOW

As a whole or on floor
by floor basis



RATEABLE VALUE

£62,250



EPC RATING

C



Unit 4, Berkeley Business Park
Wainwright Road, Worcester, WR4 9FA

Leasehold | Two Storey Office with Parking | 2,532 - 5,064 Sq Ft (235.23 - 470.46 Sq M)



TO LET



Location

Berkeley Business Park is an established business park less than half a mile from J6 of the M5 and 4 miles north of Worcester city centre. The location affords excellent access to the national motorway network, Worcester city centre and the Birmingham conurbation.



Description

Unit 4 Berkeley Business Park offers modern, recently refurbished, air conditioned, self-contained office accommodation arranged over ground and first floor levels.

The ground floor comprises a reception area with WC facilities including one disabled toilet, floor to ceiling double glazed windows and pedestrian entrance. The ground floor is split to the left and right with carpeted open plan office accommodation, board room, three glass fronted offices and meeting room to the left-hand side and a large staff breakout area with well equipped kitchen and additional meeting room/office to the right hand side.

The first floor, accessed via the central staircase comprises predominantly open plan carpeted office accommodation with one meeting room, kitchen and an additional theatre style collaboration space. WC facilities are also available on the landing.

The building benefits from air conditioning, LED lighting, suspended ceilings, wall trunking, double glazing to all elevations.

The unit comes with generous parking provision of 24 allocated car parking spaces (1:188 sq ft).



Accommodation

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

Description	Sq Ft	Sq M
Ground Floor	2,532	235.23
First Floor	2,532	235.23
Total	5,064	470.46

Can be let on a floor by floor basis or as a whole.



Amenities



Meeting Rooms



Kitchen



Air Conditioning



Double Glazing



Parking



Motorway Access



Further information

Guide Rent

£83,556 per annum exclusive of VAT for the whole (£16.50 per sq ft).

£41,778 per annum exclusive of VAT for each floor.

Tenure

The property is available by way a sub-letting at a quoting rent of £83,556 Per Annum Plus VAT for a term ending no later than 17th December 2028. Any sub-letting will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Alternatively, a new lease may be available direct with the Landlord. Further details available upon request.

Business Rates

Ratable Value £62,250*

*Combined rating. The ground and first floors are currently assessed separately from each other.

2025/2026 Rates Payable 55.5p in the £.

Insurance

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

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.

Legal Costs

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

Service Charge

An annual service charge is levied for the maintenance and upkeep of the estate. Further details are available from the agent.

EPC

The EPC rating is C.

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

VAT

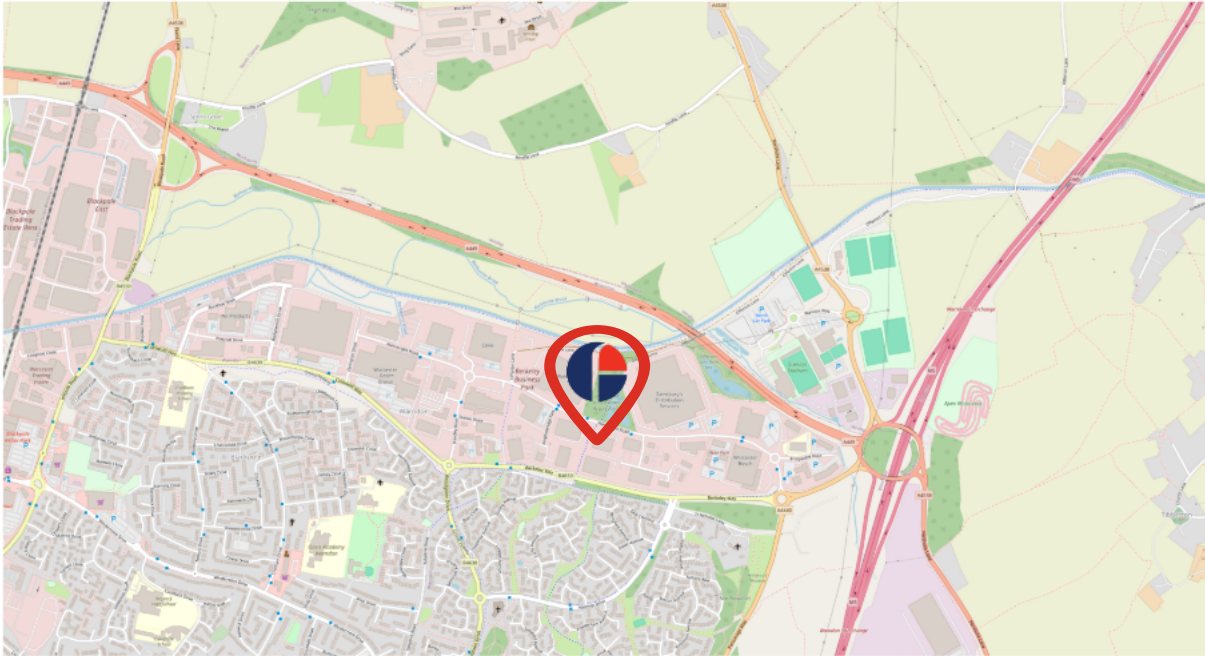
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

Viewings

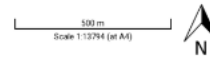
By prior arrangement with the sole agents.



Unit 4, Berkeley Business Park, Worcester



Produced on Land App 1 Feb 25, 2025.
© OpenStreetMap contributors



Approximate Travel Distances



Locations

- M5 Junction 6 - 0.4 miles
- M5 Junction 7 - 3.8 miles
- Worcester city centre - 4 miles
- Birmingham - 26.5 miles



Nearest Station

- Shrub Hill - 3.4 miles
- Worcestershire Parkway - 5.2 miles



Nearest Airport

- Birmingham International - 32.3 miles



Viewings



Lauren Allcoat-Hatton



01905 728 444



07738 981 480



lauren.allcoat-hatton@fishergerman.co.uk



Richard Tomlinson



01905 728 432



07967 195 147



richard.tomlinson@fishergerman.co.uk

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 February 2025. Photographs dated February 2025.

