To Let

GJS Dillon
The Commercial Property Consultants



1 Fish Street, Worcester WR1 2HN

First and Second Floor City Centre Office

- 1,078 sq ft (100.12 sq m)
- Prominent city centre location
- Walking distance to Worcester Railway stations
- Close to central Worcester car parks

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

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Location
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 property comprises a three-storey building of traditional brick construction, prominently positioned on Fish Street. The ground floor accommodates retail units, while the first and second floors provide self-contained office suites with dedicated access from Fish Street.

The first floor offers three well-proportioned office rooms and a WC, providing practical and functional space suitable for a variety of uses.

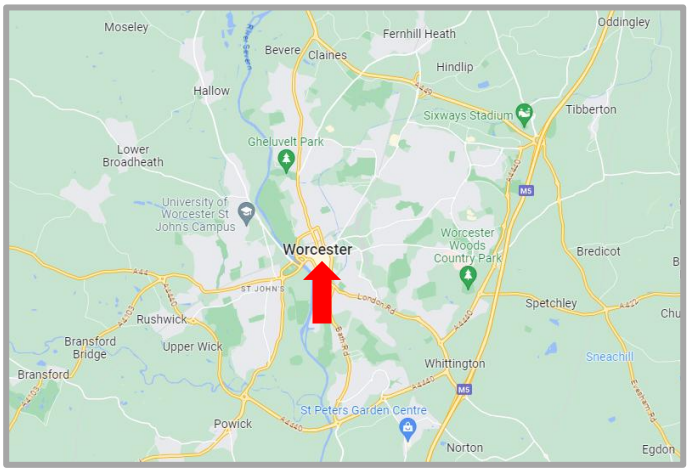
The second floor consists of four additional office rooms, a WC and a kitchenette, offering flexibility for tenants requiring breakout or meeting areas alongside their workspace.

With its central location and versatile layout, the property is well-suited for small to medium-sized businesses seeking cost-effective office space in Worcester city centre.

First Floor	590 sq ft (54.81 sq m)
Second Floor	488 sq ft (45.33 sq m)
Whole Unit	1,078 sq ft (100.15 sq m)

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 EPC rating of C (75) indicating reasonable energy efficiency. Click here for further information.



Guide Rental
£8,500 per annum

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 – £11,250 from 01/04/2026 – please click here for further information.

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 insitu 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.

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