

**fisher
german**

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 | £13.50 per sq ft



Amenities



Shared
Kitchen



Air Con



Double
Glazing



Suspended
Ceilings



Parking



Motorway
Access

First Floor, Redhill House

2,234 Sq Ft (207.54 Sq M)

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.

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.

Accommodation

| Description | Sq Ft | Sq M |
|-------------|-------|--------|
| First Floor | 2,234 | 207.54 |

As outlined in blue on plan overleaf.

Additional ground floor space also available.

Locations

M5 J7: 1 mile

Worcester: 1.5 miles

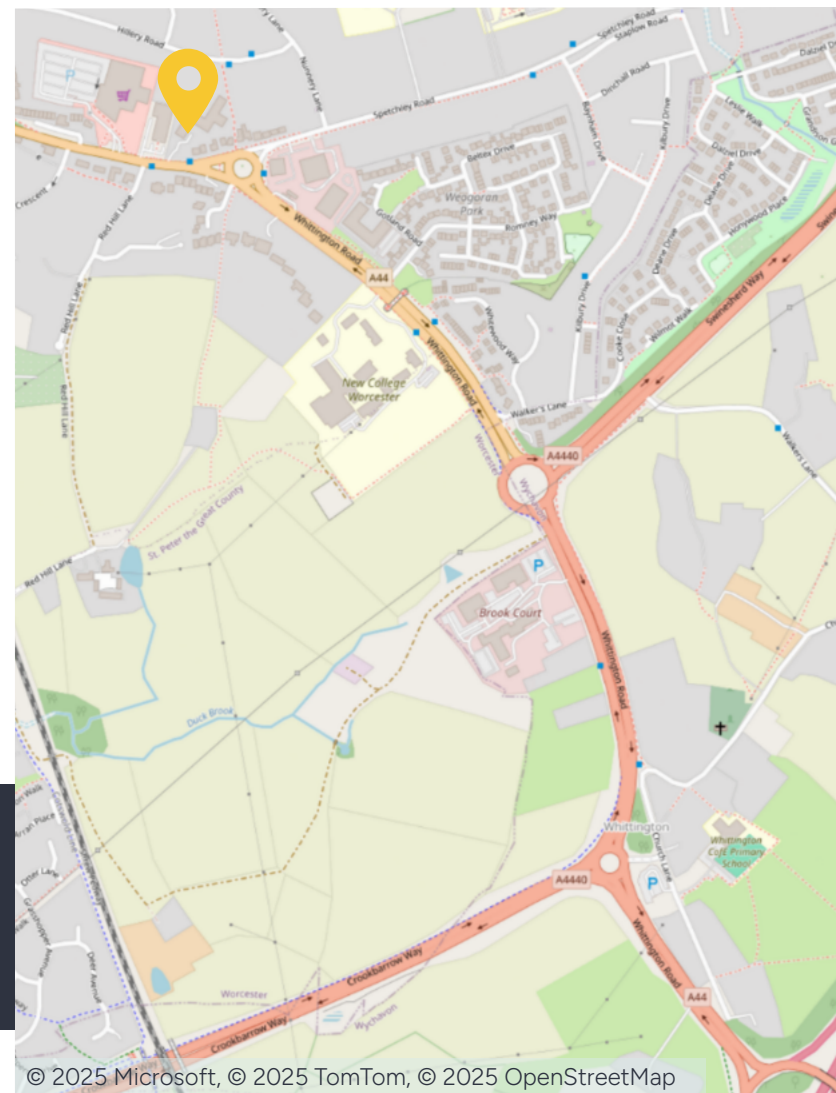
Birmingham: 30.6 miles

Nearest station

Shrub Hill: 1.4 miles

Nearest airport

Birmingham International: 36.4 miles



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.

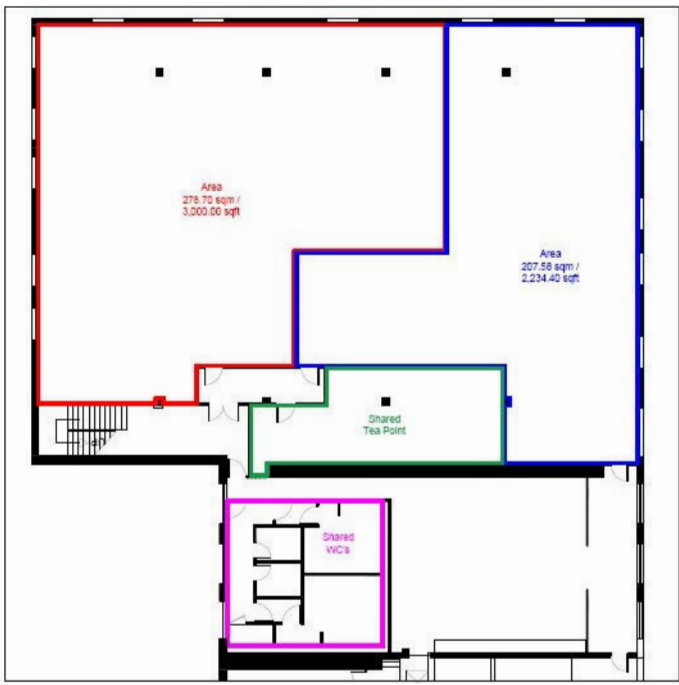
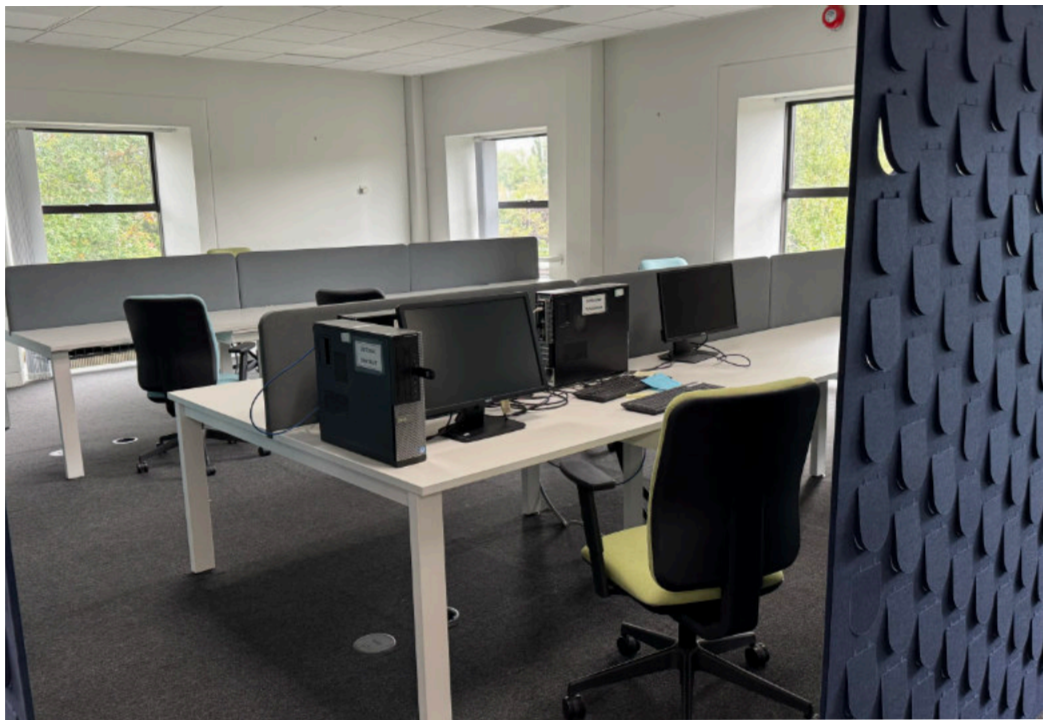
The landlord may also request a 3 or 6 month deposit.

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.



Contact us



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton

01905 728 444

sophie.newton@fishergerman.co.uk



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk



Or our joint agents: Cummings Commercial

Robert White

07879 811 389 / 020 7758 4135

rw@cummings-commercial.com

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 November 2025. Photographs dated September 2024.



This brochure is fully recyclable

fishergerman.co.uk