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# Suites C & D, Britannia Court

Worcester, WR1 3DF

Leasehold  
Three Storey Office Building

1,674 - 3,936 Sq Ft (155.55 - 365.69 Sq M)



**To Let** | £11 per sq ft



## Key information



### Rent

£11.00 per sq ft



### Rateable Value

To be re-assessed



### EPC Rating

TBC



### Parking

Suite C - 9 spaces

Suite D - 6 spaces

## Suites C & D, Britannia Court

1,674 - 3,936 Sq Ft (155.55 - 365.69 Sq M)

### Description

Britannia Court comprises a purpose built three storey office development of traditional brick construction under a pitched tiled roof.

Each suite, available from July, comprises its own separate entrance off Britannia Road, ground floor reception area, kitchen and disabled toilet. To the upper

floors are a mix of open plan and modular office space/meeting rooms as well as additional male and female WCs.

The suites benefit from gas central heating, suspended ceilings, carpeting and lighting.

Externally there is a covered garage/loading area which is available as part of the letting and a private car park with allocated spaces for each suite.



## Location

Britannia Court is situated at the junction of Moor Street and Britannia Road in Worcester city centre close to Worcester Police Station and the Magistrates Court.

The main retail area of the city centre and Foregate Street train station are within a short walk of the property.

Junction 6 and 7 of the M5 Motorway are 5.4 miles and 3.3 miles distant respectively.

### Locations

Worcester: 0.4 miles

M5 J6: 5.4 miles

M5 J7: 3.3 miles

Birmingham: 31.6 miles

### Nearest station

Foregate Street: 0.4 miles

### Nearest airport

Birmingham International: 31.5 miles



## Accommodation

Suite C	Sq Ft	Sq M
Ground Floor	613	56.94
First Floor	822	76.37
Second Floor	827	76.83
<b>Total</b>	<b>2,262</b>	<b>210.14</b>

Suite D	Sq Ft	Sq M
Ground Floor	473	43.96
First Floor	547	50.85
Second Floor	654	60.74
<b>Total</b>	<b>1,674</b>	<b>155.55</b>

Description	Sq Ft	Sq M
Garage/Car Port	350	32.53



## Further information

### Guide Rent

£11.00 per sq ft per annum exclusive.

### Tenure

The suites are available on a new effective full repairing and insuring lease on terms to be agreed.

### Business Rates

Rates to be re-assessed upon occupation.

### Services

We are advised that the property has mains electricity, gas and water to each suite.

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.

### EPC

The EPC rating for both suites is C.

### Legal Costs

A contribution of £750 plus VAT will be payable towards the landlord's legal costs.

### Service Charge

There is an annual service charge payable by the tenants, proportionate to floor area occupied, to cover the maintenance of the buildings and common parts at Britannia Court. Further information available from the agent.

### Insurance

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

### 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.

### References/Deposit

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

### VAT

VAT at the prevailing rate is applicable on all costs shown in these particulars, apart from business rates.

### Viewings

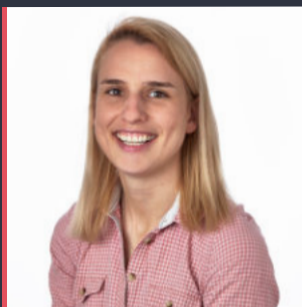
By prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

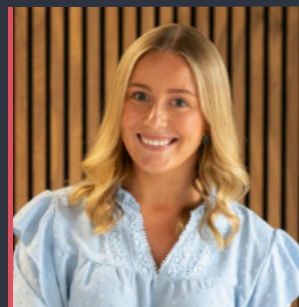
To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated February 2024.



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