



 **ST.DUNSTAN'S  
BUILDING**  
THE BUTTS, WORCESTER

# For Sale

19,726 sq ft (1,832.66 sq m)

Iconic Building situated in the heart of Worcester

Constructed to suit a variety of uses  
(subject to planning)

To be offered with vacant possession with the  
HoW College relocating within the city

VIEW VIRTUAL TOUR







St Dunstan's Building is a well located property to the west of Worcester City Centre which is currently occupied by the Heart of Worcestershire College for higher education provision.

The property is accessed from The Butts, just off the main A44 which forms part of the circular routes for Worcester City Centre. To the east of the property is the main shopping/entertainment areas for Worcester whilst to the west is the picturesque River Severn.

Within the neighbourhood is the well known landmark, The Hive, Europe's first joint university and public library, Virginia House student accommodation and the Cattle Market car park.

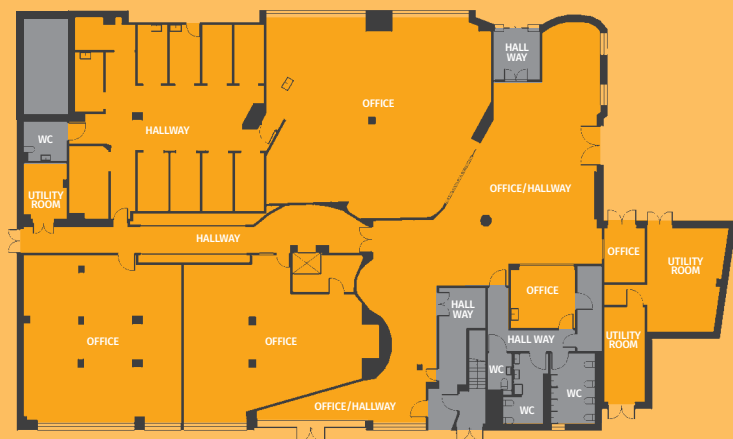
The A44 runs west across the River Severn towards Bromyard and Leominster whilst south east via London Road direct access is provided to Junction 7 of the M5 motorway and the Southern Link Road.



Worcester, in the West Midlands, is located 31 miles south east of Birmingham, 27 miles north of Gloucester and 23 miles north east of Hereford. Worcester has excellent connectivity being to the west of junctions 6 and 7 of the M5 motorway leading to the M42 and M6. Worcester also has direct mainline rail links to both Birmingham and London.







Ground Floor

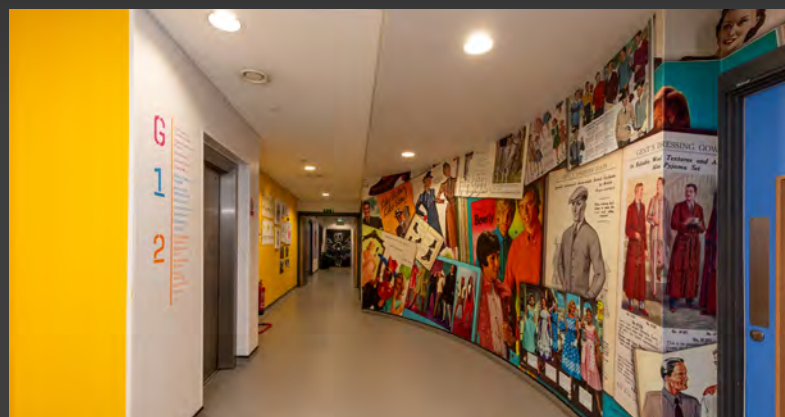


First Floor



Second Floor

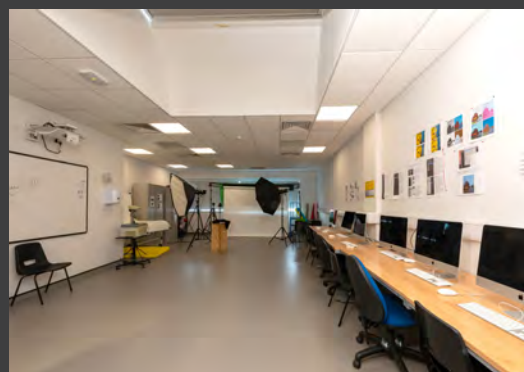
Floor plans available upon request



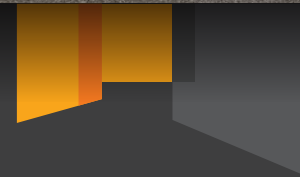
#### Accommodation

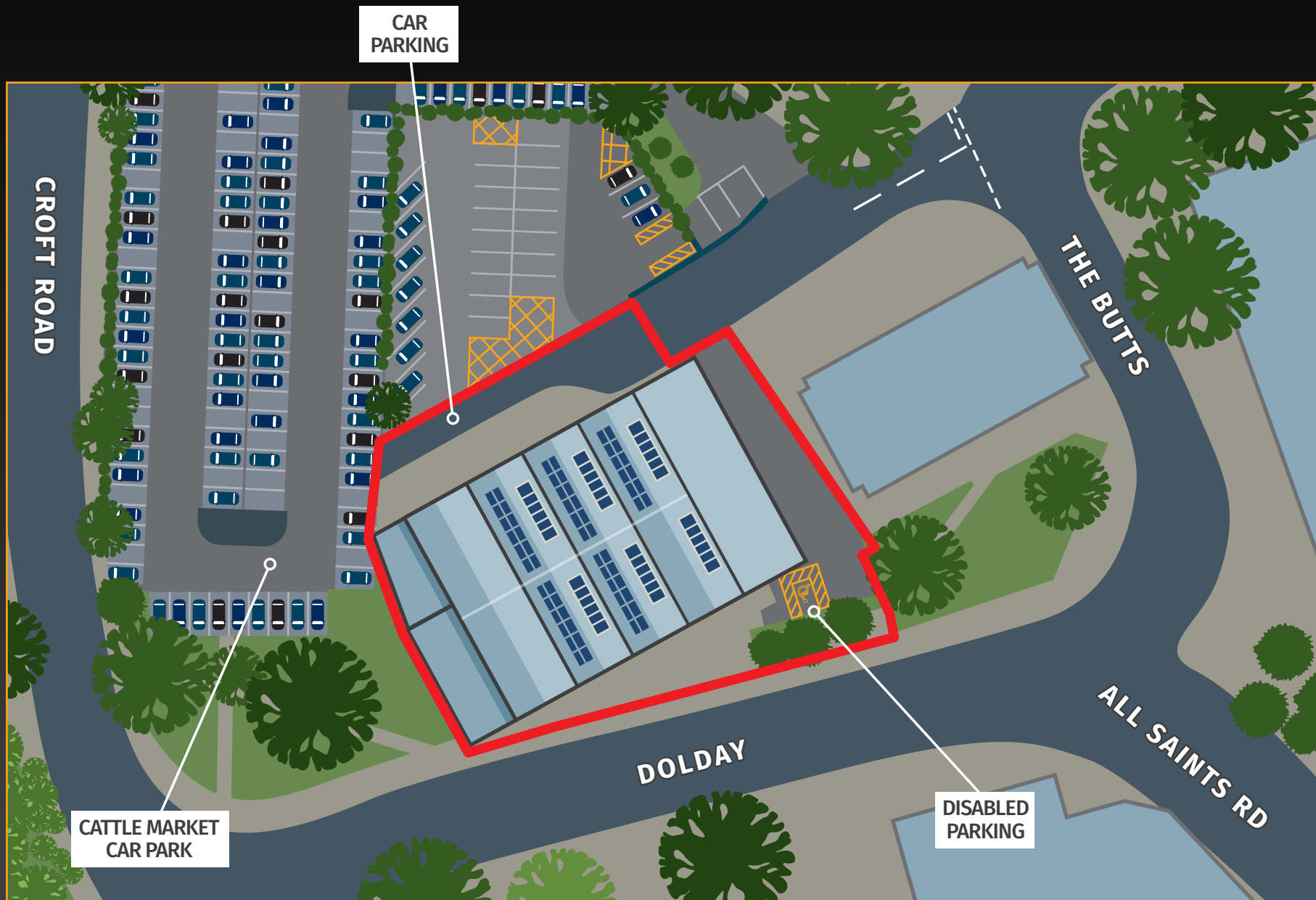
Floor	Sq ft	Sq m
Ground	5,777	536.70
First	6,869	638.19
Second	7,080	657.77
<b>Total</b>	<b>19,726</b>	<b>1,832.66</b>

(Indicative net internal areas)














## Specification


The accommodation currently provides a mixture of large partitioned working areas with some individual offices.


 Air handling/air conditioning


 Strip lighting/suspended ceilings with integral lighting

 Main lighting LED

 Window blinds

 Lino flooring/carpeting

 Ground floor canteen area

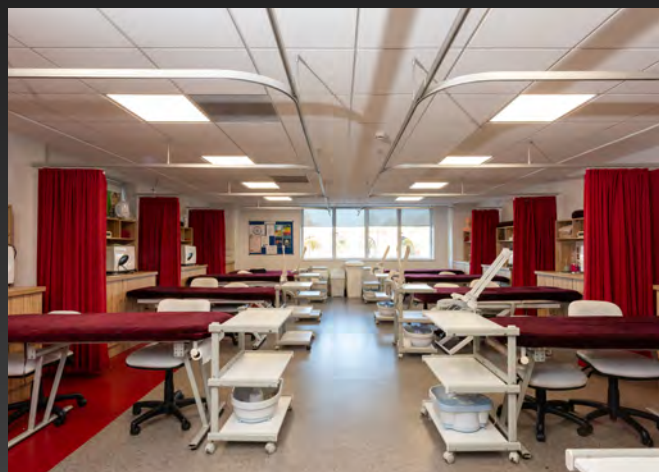
 13 person passenger lift

 Ladies, Gents and Disabled toilet facilities

 Outside seating area

## Car Parking

There is a small car parking area to the rear of the building together with a disabled car space to the front.





### Tenure

Freehold

### Price

Offers in excess of £2,950,000 (two million nine hundred and fifty thousand pounds)

### Planning

We understand that the property has an established use under Use Class F1 (Learning and Non-Residential Institutions) but interested parties should make their own enquiries with Worcester City Council Planning Department.

### Services

The property has mains drainage, electricity, water and gas.

### Business Rates

Rateable Value is £158,000 -

[Summary valuation - Valuation Office Agency - GOV.UK](#)

### Display Energy Certificate

Display Energy Certificate – B(39)

[Display energy certificate \(DEC\) –](#)

[Find an energy certificate – GOV.UK](#)

### VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party to bear their own costs incurred in the transaction.

### Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.





