

**fisher
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First Floor, Former Police Station

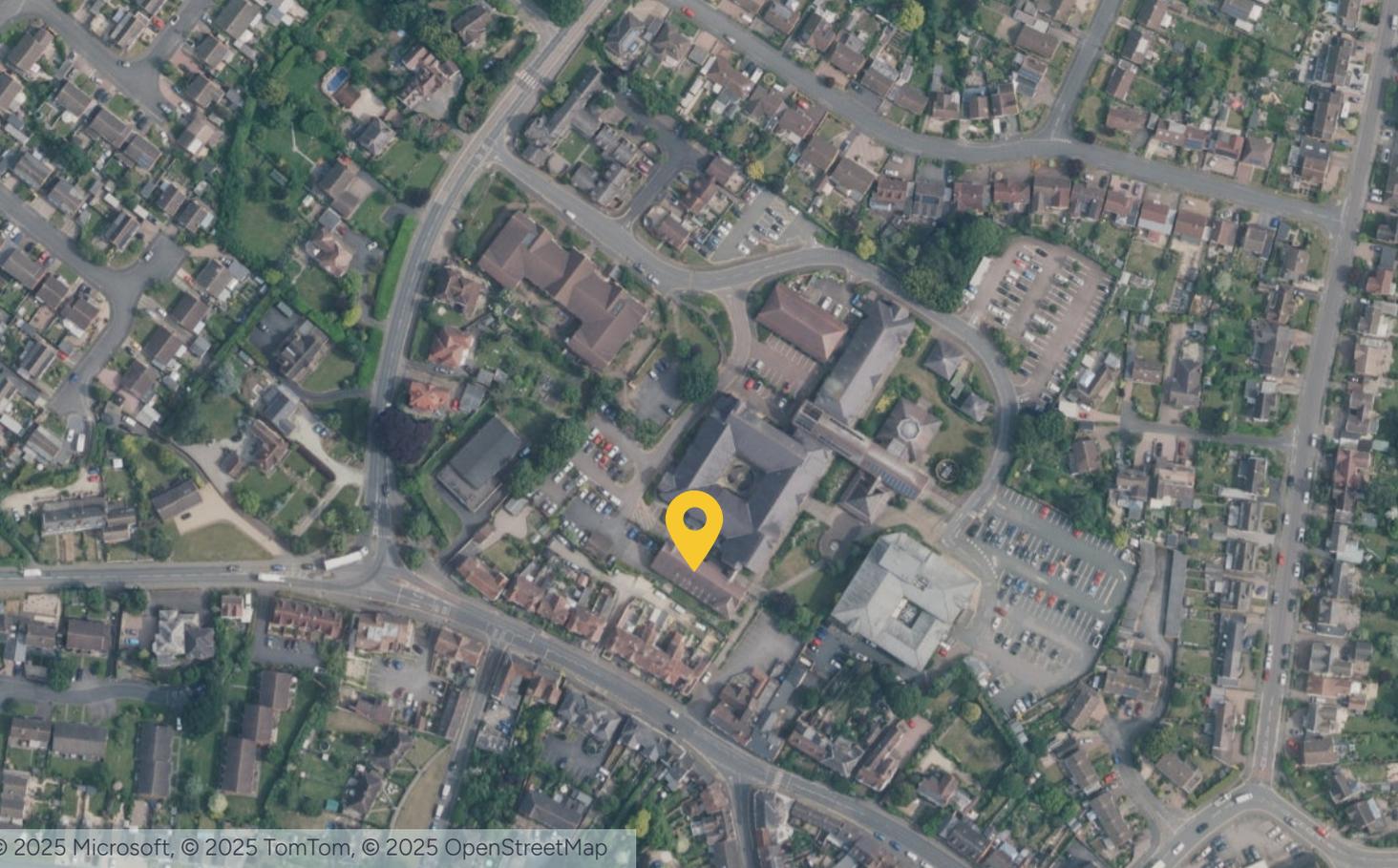
Leasehold
First Floor Offices

Queen Elizabeth Drive, Pershore, WR10 1PT

2,663 Sq Ft (247 Sq M)



To Let | £40,000 pa



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Amenities



Open Plan



Refurbished



Meeting Room



Parking



Town Centre Location



Motorway - J6 & J7 M5

First Floor, Former Police Station

2,663 Sq Ft (247 Sq M)

Description

The building comprises a two-storey office premises of traditional brick construction beneath a pitched, tiled roof.

The first floor offers newly refurbished office accommodation, arranged in an open plan layout with additional cellular meeting rooms.

Shared welfare facilities are located on the ground floor, with access to the first floor provided via the main ground floor entrance. The specification includes PV panels, double glazed windows and an air source heat pump.

Externally, the property benefits from up to 18 car parking spaces situated adjacent to the building.

The accommodation will be available from the end of June 2026.

Location

The property is located to the north of Pershore town centre within the Civic Centre site, accessed off Queen Elizabeth Drive, which links directly to Station Road (A4104), a key arterial route serving the town.

Pershore benefits from an active business community, with a range of established commercial and office occupiers situated in and around the town centre. The property also enjoys good transport connections, with Junctions 6 and 7 of the M5 motorway approximately six miles to the north-west, and Pershore train station located approximately one mile away.

Accommodation

Description	Sq Ft	Sq M
First Floor	2,663	247

Locations

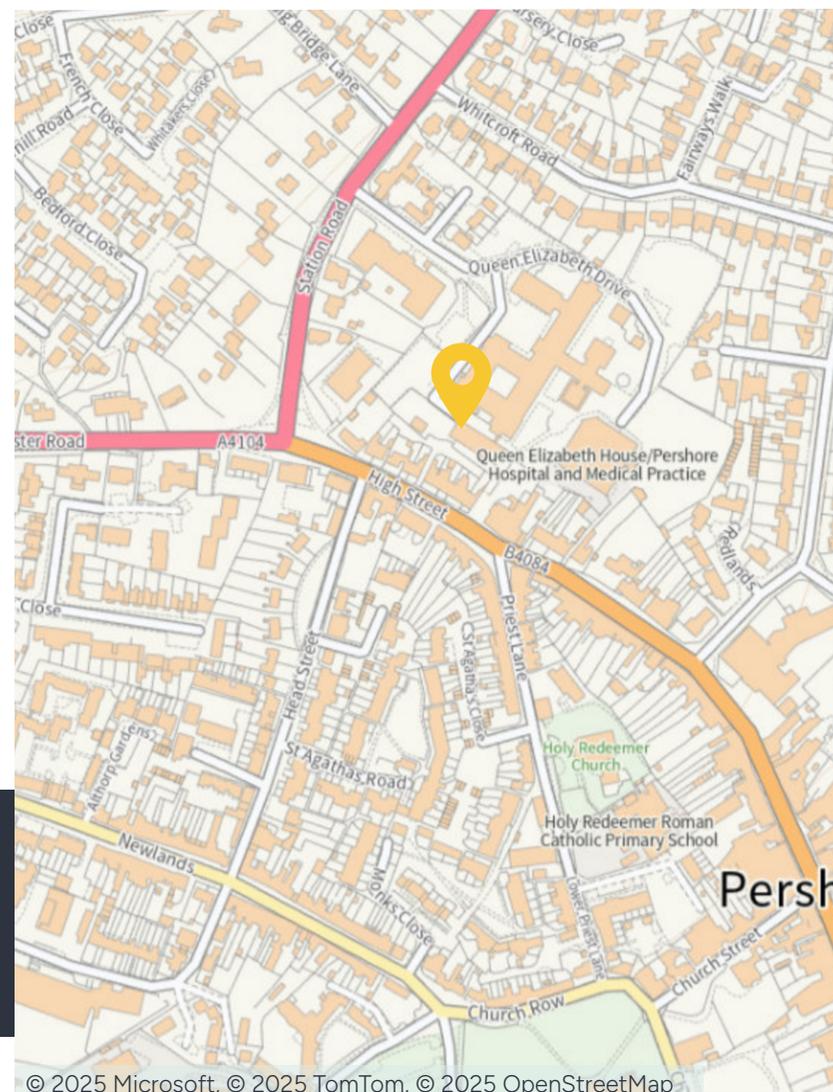
Worcester: 10.4 miles
Birmingham: 35.6 miles
J7 of M5: 6.5 miles

Nearest station

Pershore: 1.2 miles

Nearest airport

Birmingham International: 40.2 miles



Further information

Tenure

The property is available from the end of June 2026 to let by way of a new internal repairing and insuring lease on terms to be agreed.

Rental

£40,000 per annum, exclusive.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Business Rates to be re-assessed upon occupation.

Services

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.

Insurance

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

Service Charge

A service charge will be payable towards the cost of the shared welfare facilities and building running costs. Further details are available from the agent.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating TBC.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is chargeable.

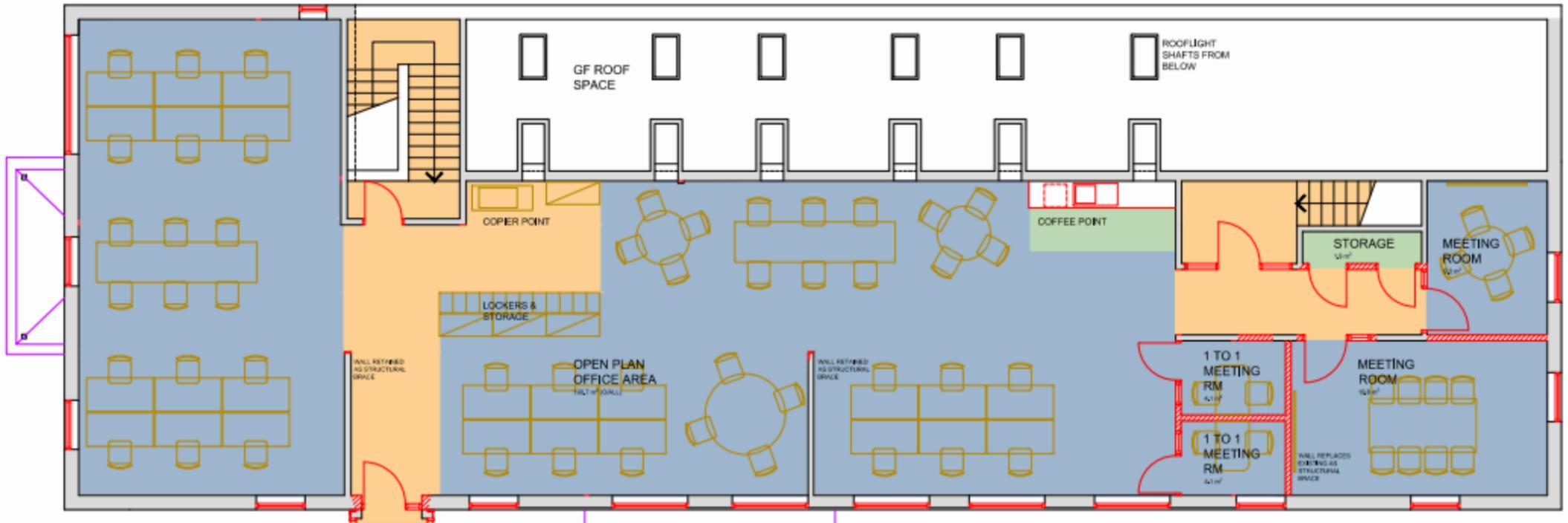
Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: First Floor, Former Police Station, Queen Elizabeth Drive, Pershore, WR10 1PT
What3words: ///fastening.swing.shielding

First Floor Proposed Plan - layout for indicative purposes only



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated March 2026. Photographs dated February 2026.



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