



Global House, Blockhouse Close, Worcester WR1 2BU

City centre location with car parking

- Available to rent from £11,835 per floor
- Suites available from 789 sq ft to 1,578 sq ft
- Each floor is self-contained with WC and kitchen facilities
- Two designated car parking spaces for the whole building
- Open plan space with plenty of natural light
- Located 400m from Worcester High Street

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

To Let

Global House, Blockhouse Close, Worcester WR1 2BU

Location

The property is situated within Worcester, in the West Midlands. Worcester lies 31 miles south west of Birmingham, 101 miles north west of London, 27 miles north of Gloucester and 23 miles north east of Hereford.

The city has excellent transport links with a direct mainline to both Birmingham and London, via Worcester Foregate Street and Worcester Shrub Hill, which are both walking distance from Global House.

Worcester also lies to the west of Junctions 6 & 7 of the M5 motorway, providing access north to Birmingham, the M42, the M6 and the wider national motorway network.

Description

The property comprises a purpose-built office building that is arranged over the ground and first floors. The office accommodation provides regular open plan space throughout. Each floor has its own WC and kitchenette facilities.

The property can be let as a whole or on a floor by floor basis, with each floor having its own secure access and one designated car parking space (two for the whole building).

Ground Floor	789 sq ft	73.33 sq m
First Floor	789 sq ft	73.33 sq m
Total	1,578 sq ft	146.66 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 EPC rating is E.

Service Charge

Details of the service charge are available upon request.

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 in situ 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.

Guide Rental Amounts

Single Self-Contained Floor	£11,835 per annum
Two floors	£23,670 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 - £16,000

This is the rateable value for the whole building. If a single floor were to be occupied, the office would qualify for full small business rates relief.

Legal Costs

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



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The Commercial Property Consultants

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