To Let

GJS Dillon
The Commercial Property Consultants



4 Edgar Street, Worcester, WR1 2LR

Period building next to Worcester Cathedral

- 1,182 Sq ft (109.81sq m)
- Prominent self-contained office building in Worcester city centre
- On-site parking
- Walking distance to Worcester High Street
- Good access to J6 and J7 of the M5 Motorway

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

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Location
Edgar Street is close to City Walls Road and Sidbury with good transport links. Close by are the main shopping areas of Worcester city centre and other amenities which are within walking distance. Several public car parks are in the vicinity.

Worcester is a major West Midlands city located approximately 120 miles North West of London, 30 miles south west of Birmingham, 25 miles to the north of Cheltenham and 26 miles to the north east of Hereford city centre. Motorway access to the city is very good with junctions 6 and 7 of the M5 motorway being within three miles of the city centre giving direct access to the national motorway network.

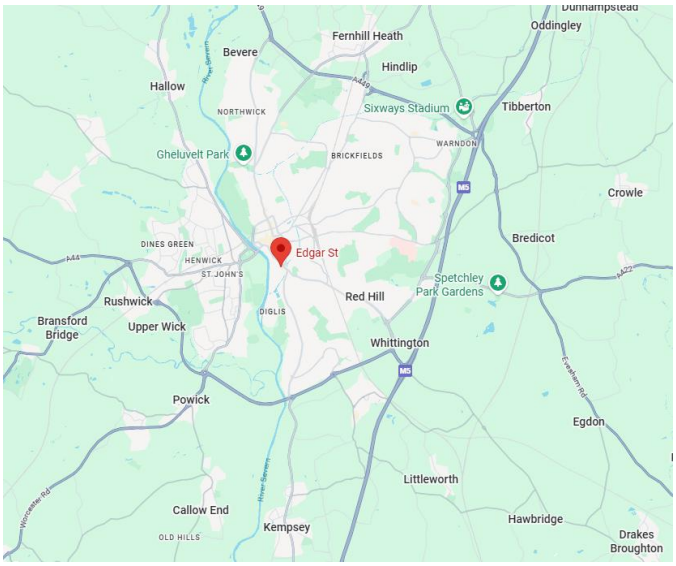
Description
4 Edgar Street is a mid terrace office building arranged over three floors, offering office suites with character and a practical layout suitable for professional occupiers. The building benefits from recent redecoration. Natural light floods the offices through large sash windows, creating a bright and productive working environment.

The property also features kitchen facilities and WC provisions, with the added convenience of on-site car parking. Its location provides excellent access to Worcester city centre amenities and transport links, making it an ideal base for a wide range of businesses.

Total	**1,182 sq ft**	**109.81 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 has an energy performance rating of E (110) Click here to read the Assessment report.



Quoting Rent - £11,800 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 - £5,100 to March 2026. £6,300 from April 2026. Click here for further information. If this is your only commercial property, you may be entitled to small business rates relief.

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

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 insitu 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.

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