1 ONE KINGS COURT

TO LET

Grade A Office Accommodation

3,050 sq ft

LAST REMAINING SUITE

7,350 SQ FT RECENTLY LET TO KNIGHTS PLC



LOCATION

- Prominent, highly visible office premises with a frontage to Newtown Road, a main arterial road to Worcester city centre
- Excellent access to the national motorway network – Junctions 6 and 7 of the M5 less than two miles / a five-minute drive away
- Regular bus service along Newtown Road to Worcester City Centre (15 minutes)
- Easy access to Worcester Shrub Hill (1 ½ miles) and Worcestershire Parkway (3 ½ miles) railway stations with frequent direct services to London, Birmingham, Cardiff and Nottingham
- Birmingham Airport approximately 30 miles to the North East
- Located adjacent to a large employee catchment area and other business park locations



ACCOMMODATION

A self contained, fully refurbished suite of 3,050 sq ft is available on the second floor of the building.

- Modern, headquarters office building with striking floor to ceiling windows throughout
- Well maintained landscaped environment
- The part second floor provides accessible, quality open plan office accommodation with first class facilities





Lease Terms & Rent

A new lease will be offered on effective FRI terms. Rent on application.

Service Charge

A service is payable for the upkeep of all common areas, the building and wider estate. Further details available from the agent.

Rates

The part second floor suite has yet to be re-assessed for rating purposes, but rates payable are estimated at £7.75 per sq ft for 24/25.

Existing Occupiers Include:

- Siemens Group Plc
- NHS
- NEC
- Knights

Car Parking

12 car parking spaces including two 7.5KW EV charging bays are allocated to the part 2nd floor suite.

EPC

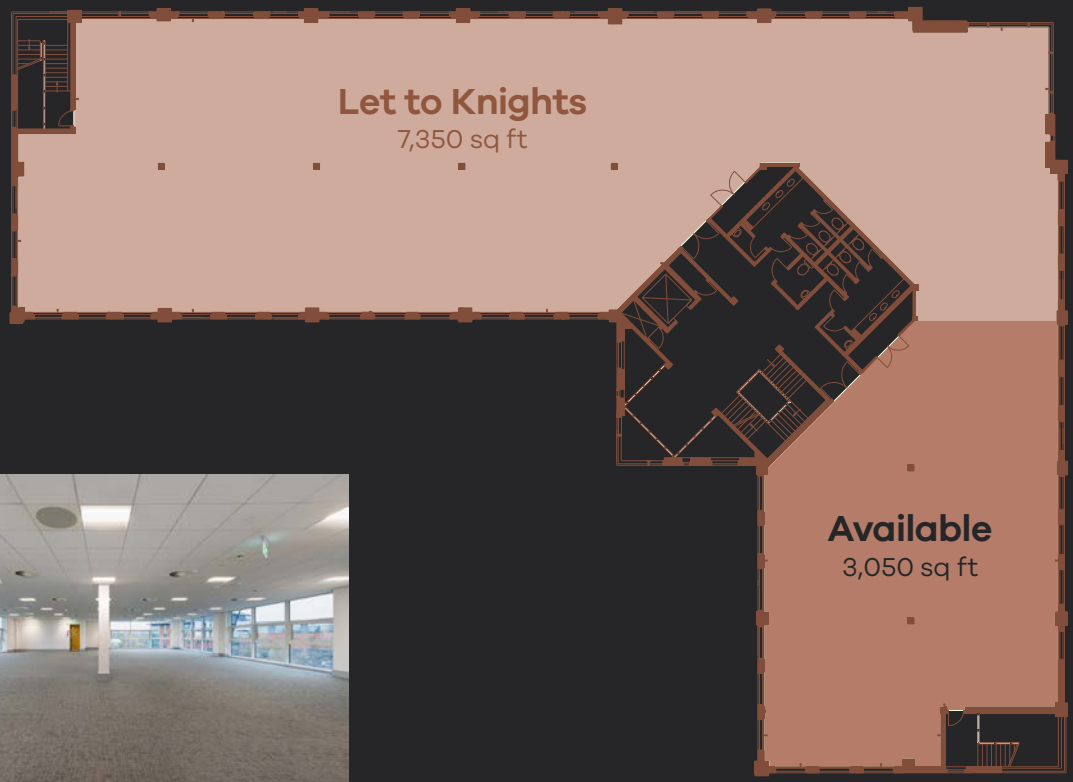
1 Kings Court offers highly efficient office accommodation with an EPC rating of A 20

SPECIFICATION

The accommodation has recently undergone extensive refurbishment and offers highly efficient accommodation benefitting from:

- New VRF comfort cooling
- New LED lighting
- Raised access flooring
- Suspended ceilings
- 10 person passenger lift
- New kitchen with dishwasher, larder fridge and hot water
- Showers





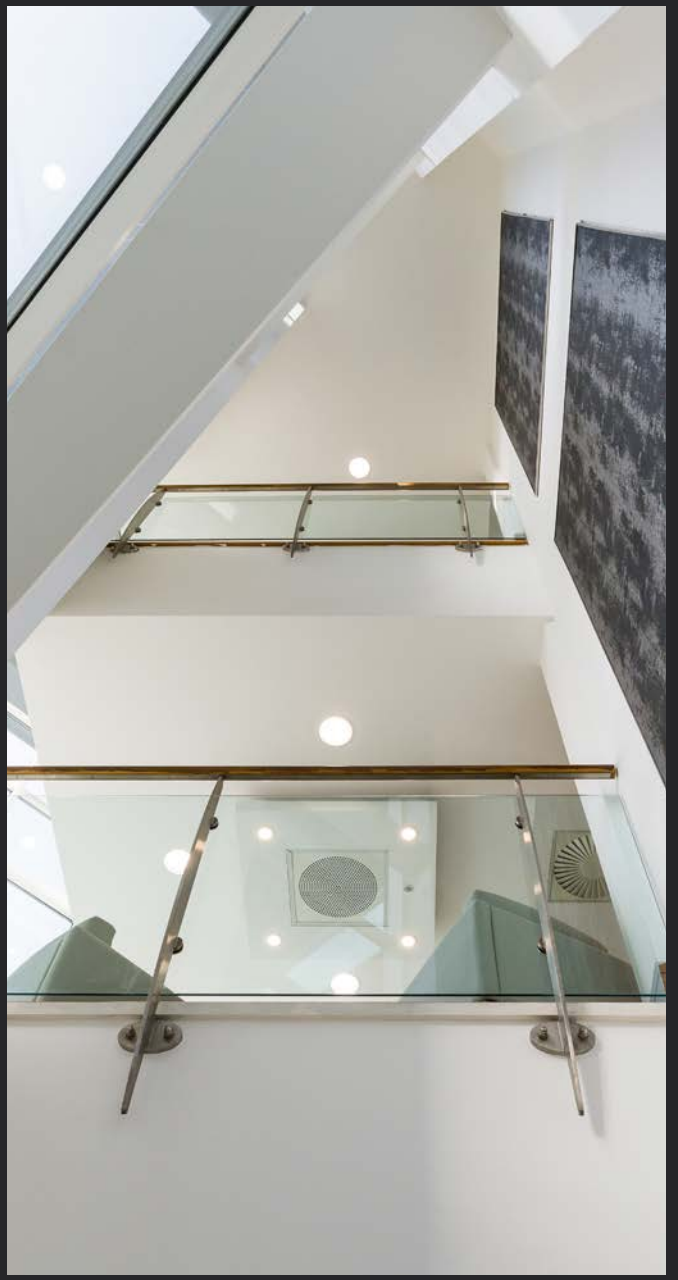


SUITE



COMMON AREAS













1 ONE KINGS COURT



SAT NAV: WR5 1WS

VIEWING

Strictly through joint sole letting agents.
For further information please contact:

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February 2025.