

MH

MARMION
HOUSE

91-93 HIGH STREET & 3-5 COPENHAGEN STREET • WORCESTER

Fully *air* conditioned offices



new prime office space to let in
a superb city centre location

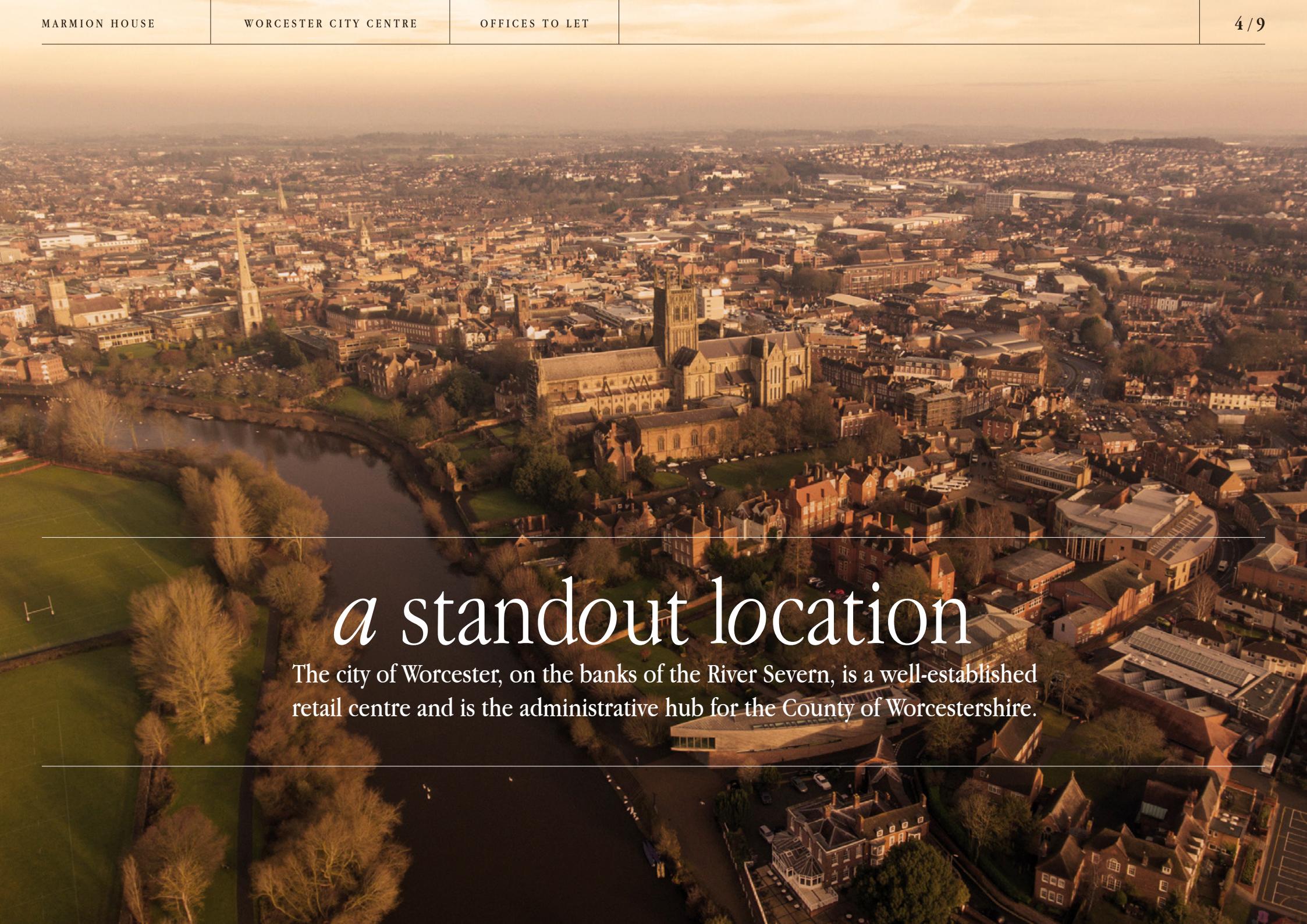


a new workplace

Award winning developer EDG Property is delighted to present Marmion House; newly refurbished and fully air conditioned office space in the heart of historic cathedral city Worcester.

Accessed via an inviting, new reception off Copenhagen Street, the light-filled office suites sit above prime retail in this 5-storey, triple aspect building.





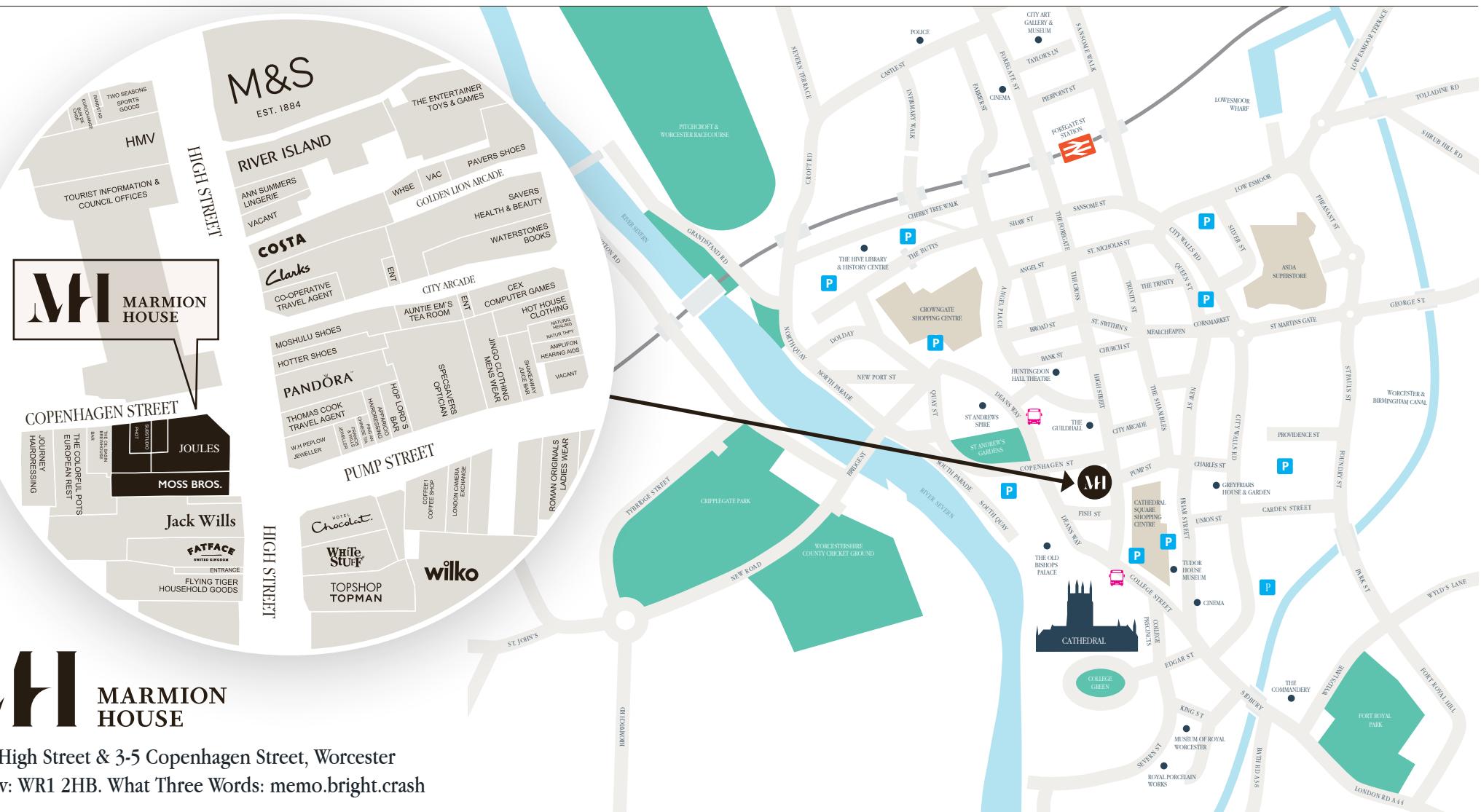
a standout location

The city of Worcester, on the banks of the River Severn, is a well-established retail centre and is the administrative hub for the County of Worcestershire.

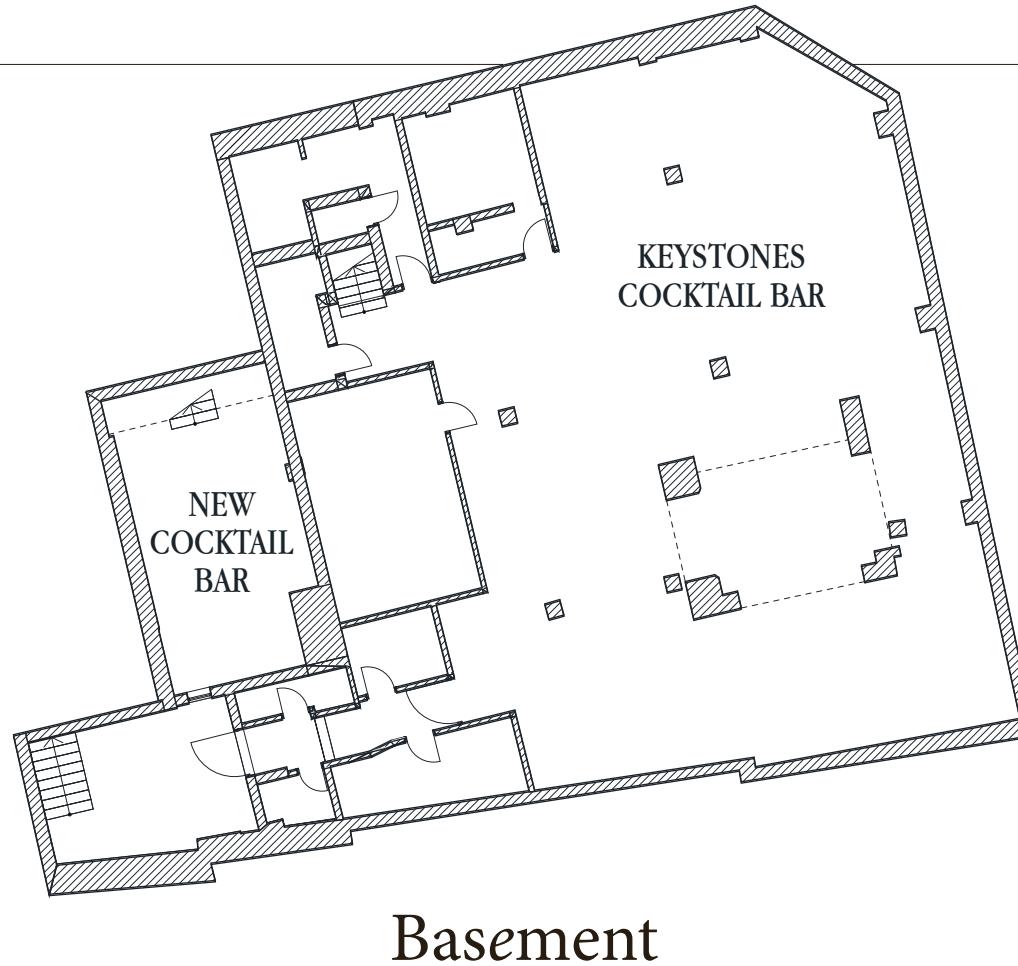
out of office

Marmion House is prominently situated on the southern section of High Street at the junction of Copenhagen Street, opposite Cathedral Quarter and adjacent to the Guildhall.

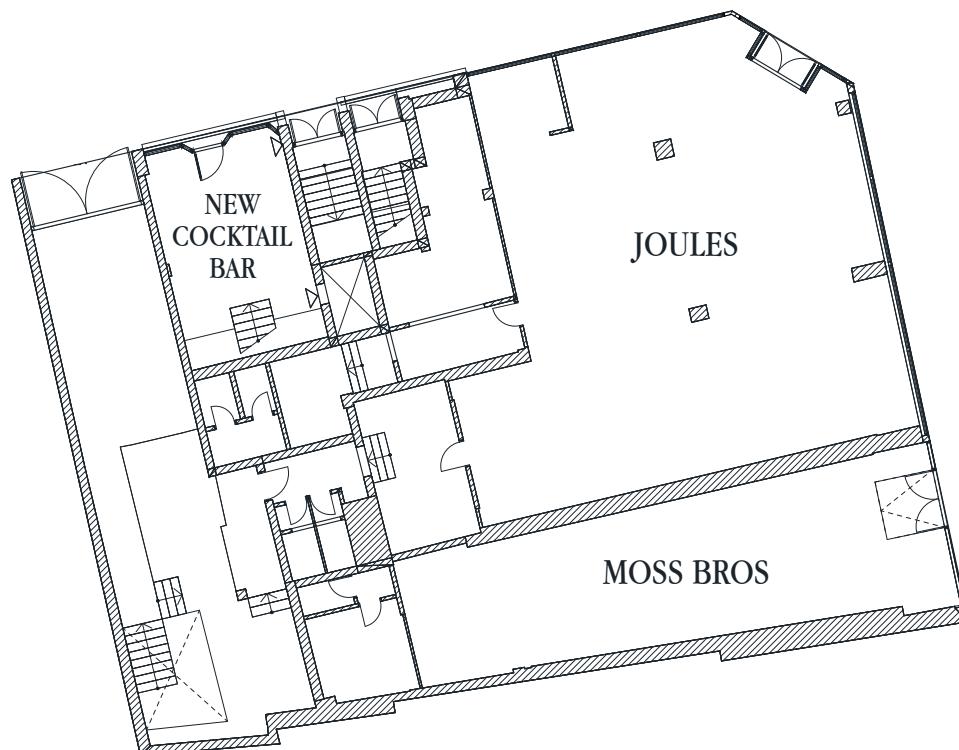
- Nearby secure car parking with season passes available
- Approx. 5 minute walk to Worcester Foregate Street station
- Bus stops within easy walking distance
- Nearby popular retail, restaurant, café and leisure amenity



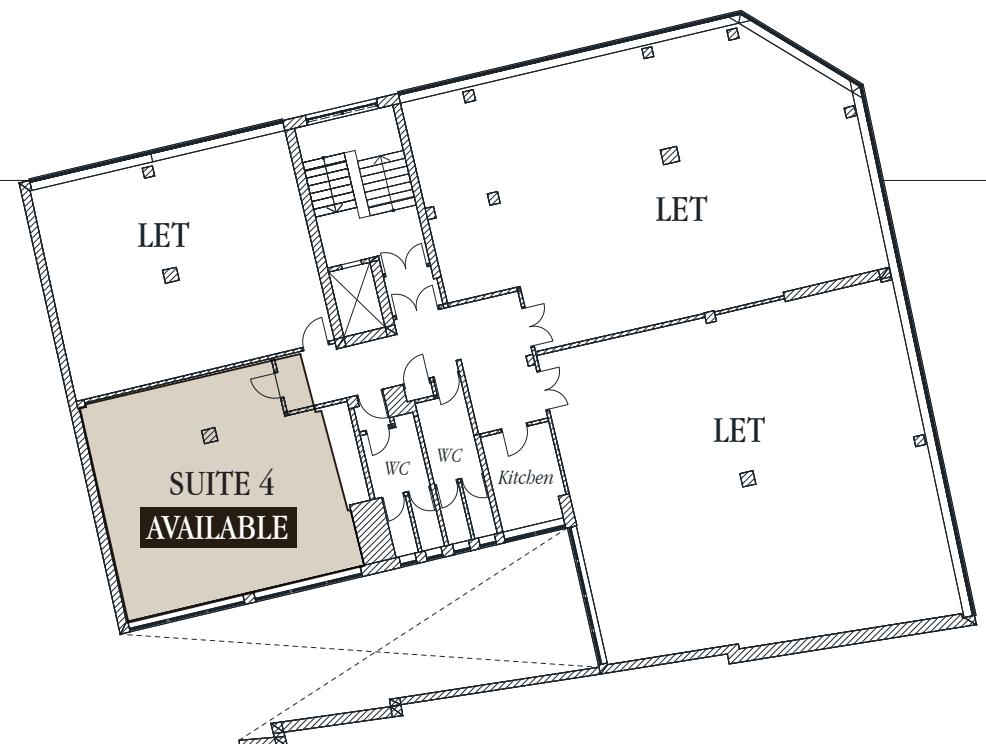
newly refurbished
& ready for occupation



newly refurbished
& ready for occupation



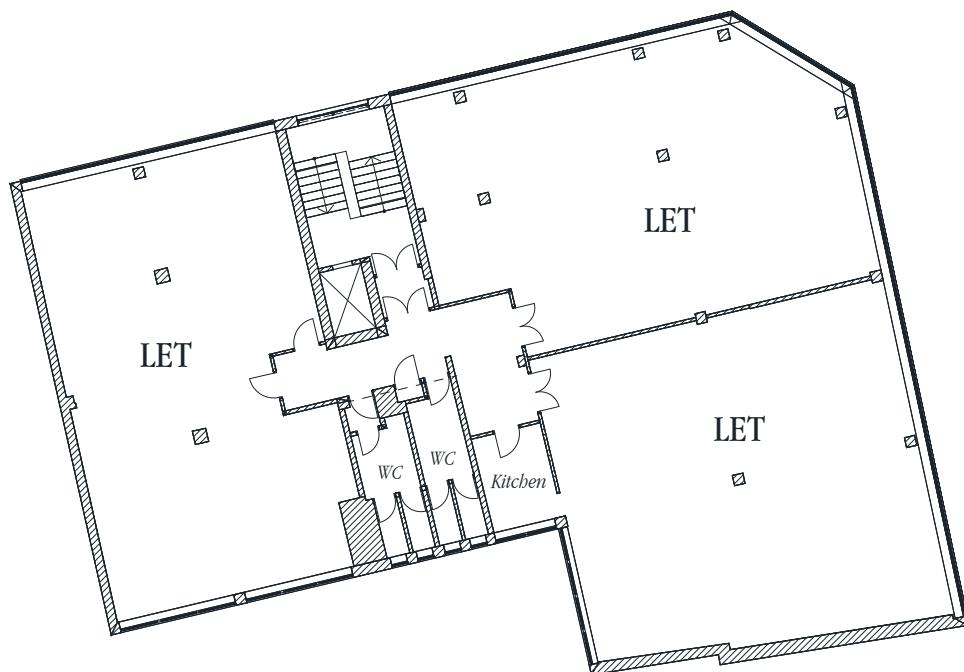
Ground



Floor 1

SUITE 4	SQ FT	SQ M
FLOOR AREA	538	50.12

newly refurbished
& ready for occupation



Floor 2



Floor 3

SUITE 3	SQ FT	SQ M
FLOOR AREA	585	54.35
SUITE 4	SQ FT	SQ M
FLOOR AREA	529	49.15

look forward

Lease terms
To be negotiated.

Rent
On application.

Specification

- Video intercom system
- Lift access to all upper floors
- Carpeting throughout office areas
- Perimeter power and data trunking
- Fully air conditioned offices
- Huge windows
- New M&E systems including LED lighting
- Communal male and female WCs
- Communal fully fitted kitchenette

Service charge
On application.

EPC
Provided upon request.

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

VAT
The property is VAT elected.



Subject to contract

This information is for guidance only and correct at time of going to press. EDG Property operates a policy of continuous development and improvement. All specifications, plans, imagery and artist's impressions are subject to change.

move forward