



Ground and First Floor 29 Foregate Street, Worcester, WR11DS

## City Centre Offices with Parking

- Ground floor office 652 sq ft (60.57 sq m) NIA
- First floor office 1,441 sq ft (133.87 sq m) NIA
- Within walking distance of Worcester city centre
- Excellent public transport links
- Car parking available within a gated area with fob access

Viewing and further information: call us on **01905 676169**  
[www.GJSdillon.co.uk](http://www.GJSdillon.co.uk)

# To Let

## 29 Foregate Street, Worcester, WR1 1DS

### Location

Worcester is situated 29 miles south of Birmingham, 25 miles north of Cheltenham and 132 miles north west of Central London. Worcester has excellent access to the M5 motorway, which lies adjacent to the subject property with Junction 7 being approximately one and a half miles drive south. The M5 provides access to the south west of England and north to Birmingham, Birmingham International Airport and the wider national motorway network.

Worcester benefits from three mainline railway stations providing direct links into Birmingham New Street, Cheltenham, Oxford, Bristol, Cardiff and London Paddington, with London Paddington being reached in approximately two hours.

### Description

29 Foregate Street is a characterful, multi-let office building in the heart of Worcester, ideally located next to the Crown Court and a short walk from Worcester Foregate Street station and the city's main High Street. The property offers immediate access to professional services, retail, and popular eateries, making it an ideal city centre base for a variety of business occupiers.

The ground floor suite, accessed via the communal reception, comprises two offices, a kitchen and store, with communal WCs on each floor. The first floor provides bright, flexible accommodation, including a versatile office or staff breakout area with a fitted kitchen, a smaller inter-connected office, a larger open-plan space and a manager's office at the rear. The offices can be combined or adapted to suit occupier requirements, with allocated car parking and cellar storage available at additional cost. 29 Foregate Street offers a rare opportunity to occupy well-configured, city-centre office space with excellent natural light and flexible layouts.

The building offers CCTV at both the front and rear of the building, as well as all internal communal areas. Building access to both the front and rear of the property is via a Paxton Door entry system. There is a zoned alarm system. Broadband access available,

Ground Floor Office	652 sq ft	60.57 sq m
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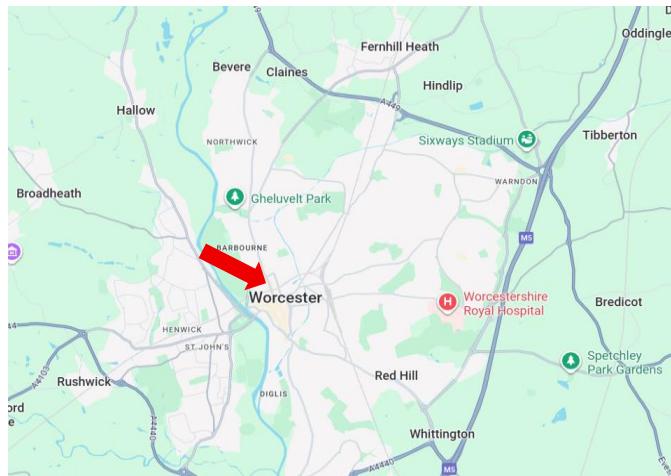
First Floor Office	1,441 sq ft	133.87 sq m
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### Tenure

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 (122) [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



### Guide Rental

- **Ground Floor** - £9,300 per annum (£775 pcm)
- **First Floor** - £19,800 per annum (£1,650 pcm)

### Service Charge

On request

### VAT

All prices, premiums and rents etc are subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value – to be advised

### 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 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.

**Viewing and further information:**  
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**GJS | Dillon**  
The Commercial Property Consultants

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changing the way commercial property is perceived in our region

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