

Unit 1, Apex Park

Wainwright Road, Worcester, WR4 9FN

Leasehold
Two storey offices with parking

13,515 Sq Ft (1,255.56 Sq M)



To Let | £223,000 pa



Amenities



Open Plan



Meeting Rooms



Air Conditioning



Passenger Lift



Car Parking



Motorway

Unit 1, Apex Park

13,515 Sq Ft (1,255.56 Sq M)

Description

The building comprises a two storey office of traditional brick construction under a pitched tiled roof set within an established office park with landscaped surrounds and ample onsite parking.

The ground floor comprises an entrance lobby with double pedestrian doors and floor to ceiling double

glazing along with WC facilities including a disabled toilet and lift and stair access to the first floor. The lobby opens into the office accommodation which wraps around the central core and includes a mix of open plan and partitioned offices and meeting rooms. The suite benefits from double glazing, comfort cooling, LG7 lighting, suspended ceiling, raised floor boxes and a kitchen.

The first floor comprises predominantly open plan office accommodation with a number of small and large partitioned offices/meeting rooms with modern glazed frontages. The suite benefits from comfort cooling, LED lights on sensor, double glazing with made to measure blinds, lockers, buzzer entry system, raised floor boxed, suspended ceilings, carpets throughout and a fully fitted kitchen/staff break out area. To the landing are a further three WCs and shower room.

Externally there are 50 parking spaces that come with the building.

Location

Apex Park is an established business park less than half a mile of J6 of the M5 and 4 miles north of Worcester city centre. The location affords excellent access to the national motorway network, Worcester city centre and the Birmingham conurbation.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	6,532	606.83
First Floor	6,549	608.41
Reception	434	40.32
Total	13,515	1,255.56

Locations

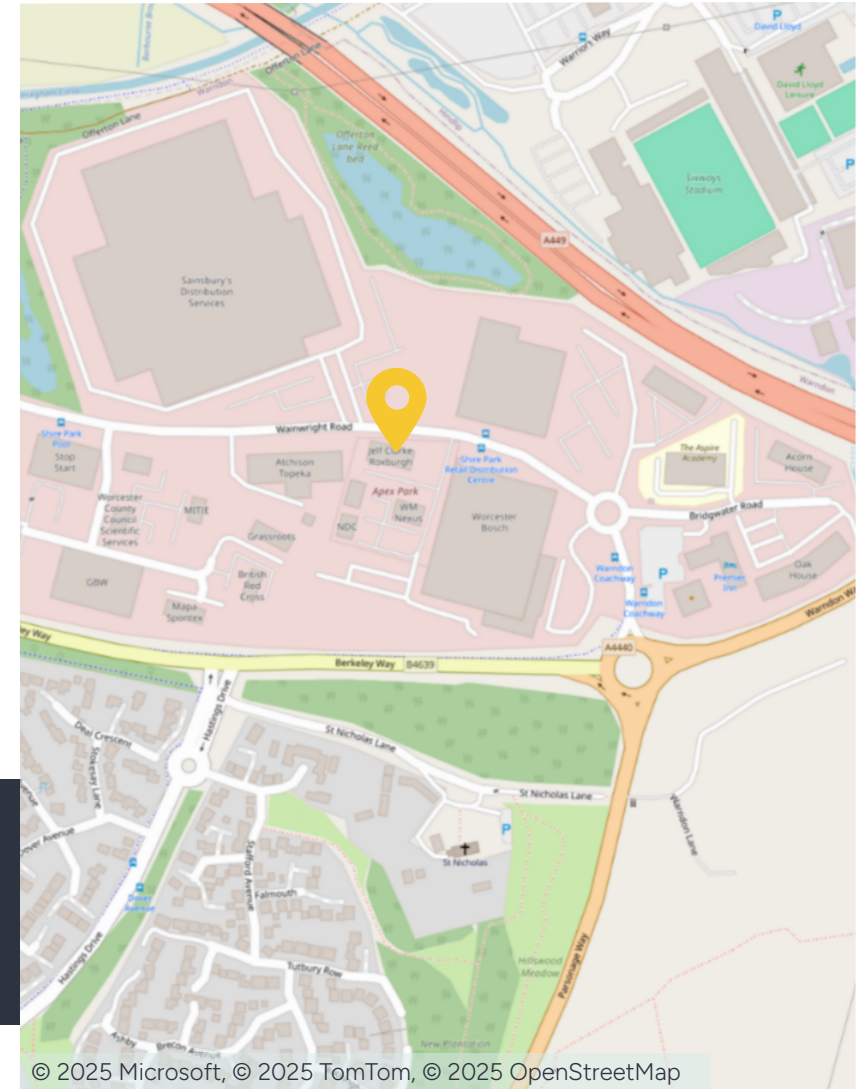
M5 J6: 0.4 miles
M5 J7: 3.8 miles
Worcester: 4 miles
Birmingham: 26.5 miles

Nearest station

Shrub Hill: 3.4 miles

Nearest airport

Birmingham International: 32.3 miles



Further information

Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £223,000 per annum.

Tenure

Leasehold

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value Ground Floor £104,000

Rates Payable £49,920

Rateable Value First Floor £104,000

Rates Payable £49,920

2026/2027 Rates Payable 0.48p in the £.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is B.

Legal Costs

A contribution will be payable towards the landlord's legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated March 2026. Photographs dated April 2024.



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