

# TO LET

## Self-Contained Office Suite

Suite 7, Malvern Gate, Bromwich Road, Worcester, WR2 4BN

2,600 sq ft (241.5 sq m)



- First Floor Office Suite
- Lift access available
- 15 car spaces

Bruton Knowles

60 Church Street, Birmingham, B3 2DJ  
0121 200 1100

# Malvern Gate, Bromwich Road

## LOCATION

Malvern gate is prominently located at the intersection of the Bromwich Road and Malvern Road, 2 miles south west of Worcester City Centre. The location therefore benefits from quick and easy access both to Junction 7 of the M5 2 miles distant and the city centre.

## DESCRIPTION

The office is open plan/cellular with the benefit of suspended ceilings with inset fluorescent lighting and gas fired central heating. Separate male, female and disabled w.c.'s are available.

## ACCOMMODATION

Net Internal Area	Sq ft	Sq m
Suite 4 (NIA)	2,600	241.60
<b>Total</b>	<b>2,600</b>	<b>241.60</b>

## TENURE

To let on flexible lease terms by negotiation at a commencing rent of £20,800 per annum exclusive.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services so cannot verify if they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



## BUSINESS RATES

Office and premises  
Rateable Value - £19,750

## SERVICE CHARGE

A service charge is levied for the maintenance of the building structure and common parts.

## VAT

All rents are quoted exclusive of VAT.

## LEGAL COSTS

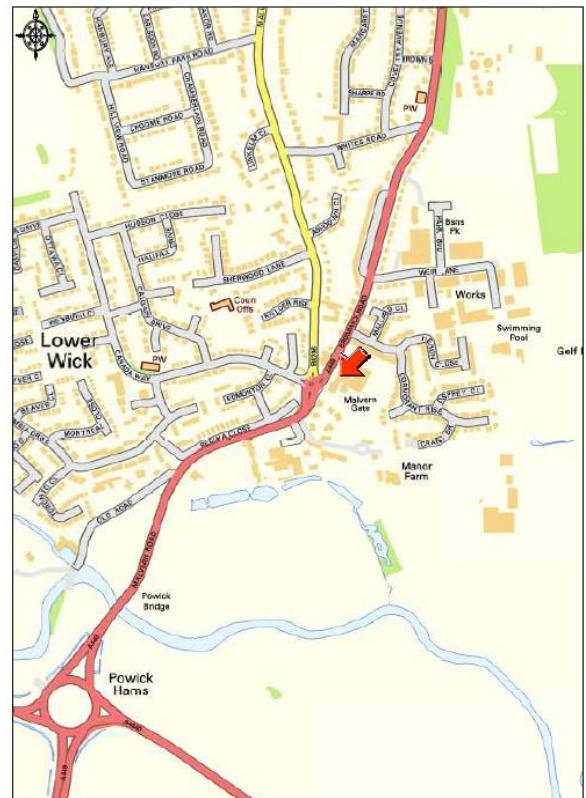
Each party to be responsible for their own legal costs in connection with the letting.

## ENERGY PERFORMANCE CERTIFICATE

Available upon Request.

## VIEWING

Strictly by appointment only with the Letting Agent



## CONTACT

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