

TO LET



CITY CENTRE OFFICES

Block C Haswell House, St Nicholas Street, Worcester WR1 1UW

- Self contained offices in prominent City Centre location
- First Floor 3,088 sq ft
- Second Floor 3,110 sq ft
- Third Floor 3,076 sq ft
- Attractive environment with air-conditioning
- Full lift access
- On site parking

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Block C Haswell House, St Nicholas Street, Worcester WR1 1UW

Location

Haswell House is located in the heart of Worcester close to the City Centre and fronting Sansome Street, with a number of public car parks located close by.

Description

The office suites are available on a floor by floor basis with each floor benefitting from lift access, separate male and female wc's and kitchen area. Lighting is by means of fluorescent lighting throughout with gas fired central heating provided to all floors.

Accommodation

Block C (Above former Job Centre)

First Floor 3,088 sq ft (286.90 sq m)

Second Floor 3,110 sq ft (289.0 sq m)

Third Floor 3,076 sq ft (285.8 sq m)

Total 9,274 sq ft (861.70 sq m)

Guide Rental

On application.

Tenure

The property is available on a new Tenant's Internal Repairing and Insuring lease for a term to be agreed.

Rateable Value

To be assessed, Interested parties should make their own enquiries to the local authority.

Service Charge

A service charge is levied to meet the pro rata cost of maintenance of the building structure and maintenance and repairs works to the common areas.

EPC

The energy performance rating for the property is C.

Legal Costs

Both parties to be responsible for their own legal cost in respect of this transaction.

References

The successful Tenant will need to provide a satisfactory bank reference and two trade references for approval.

Money Laundering

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

Services

We understand that mains services are available to the property, namely mains water, electricity, gas and mains drainage.

Fixtures & Fittings

Any fixture and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

Financial Act 1989

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 any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.



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