

TO LET



SECOND FLOOR OFFICE 59-60 High Street, Worcester, WR1 2DH

- 1,259 sq ft (117 sq m)
- City Centre Location
- Self contained second floor office suite
- Close proximity to public transport hubs

TO LET

SECOND FLOOR OFFICE

59-60 High Street, Worcester, WR1 2DH

Location

The property is located in Worcester City Centre at the Junction of St Swithins Street and the High Street. The property is well positioned for access to public transport with the bus station at Crowngate and Worcester Foregate Street train station all within walking distance. A number of well known retailers and banks are located in close proximity including Natwest, Barclays, Pret a Manger, WH Smith, Debenhams and TK Maxx.

Description

The property is a 3 storey Grade II Listed building of brick construction. The office suite is a self contained open plan suite located on the second floor. Access is via a separate centrally located stairwell off St Swithins Street.

Internally the office comprises two open plan offices with a private meeting room as well as kitchen and w/c facilities.

Accommodation

Second Floor Office Suite 1,259 sq ft (117 sq m)

Tenure

The property is available to let by way of a new formal business lease for a term of years to be negotiated, subject to satisfactory references.

Guide Rental

£9,000 per annum exclusive

Service Charge

To be confirmed.

Business Rates

Rateable Value £6,700

Rates Payable £3,122.20

2017/2018 Rates Payable 46.6p in the £

Energy Performance Rating

The property has an Energy Performance Rating of F.

Legal Costs

A contribution will be payable towards the Landlords legal costs.

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 provide information to comply with Money Laundering regulations.

Services

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

Fixtures & Fittings

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

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 any transaction.

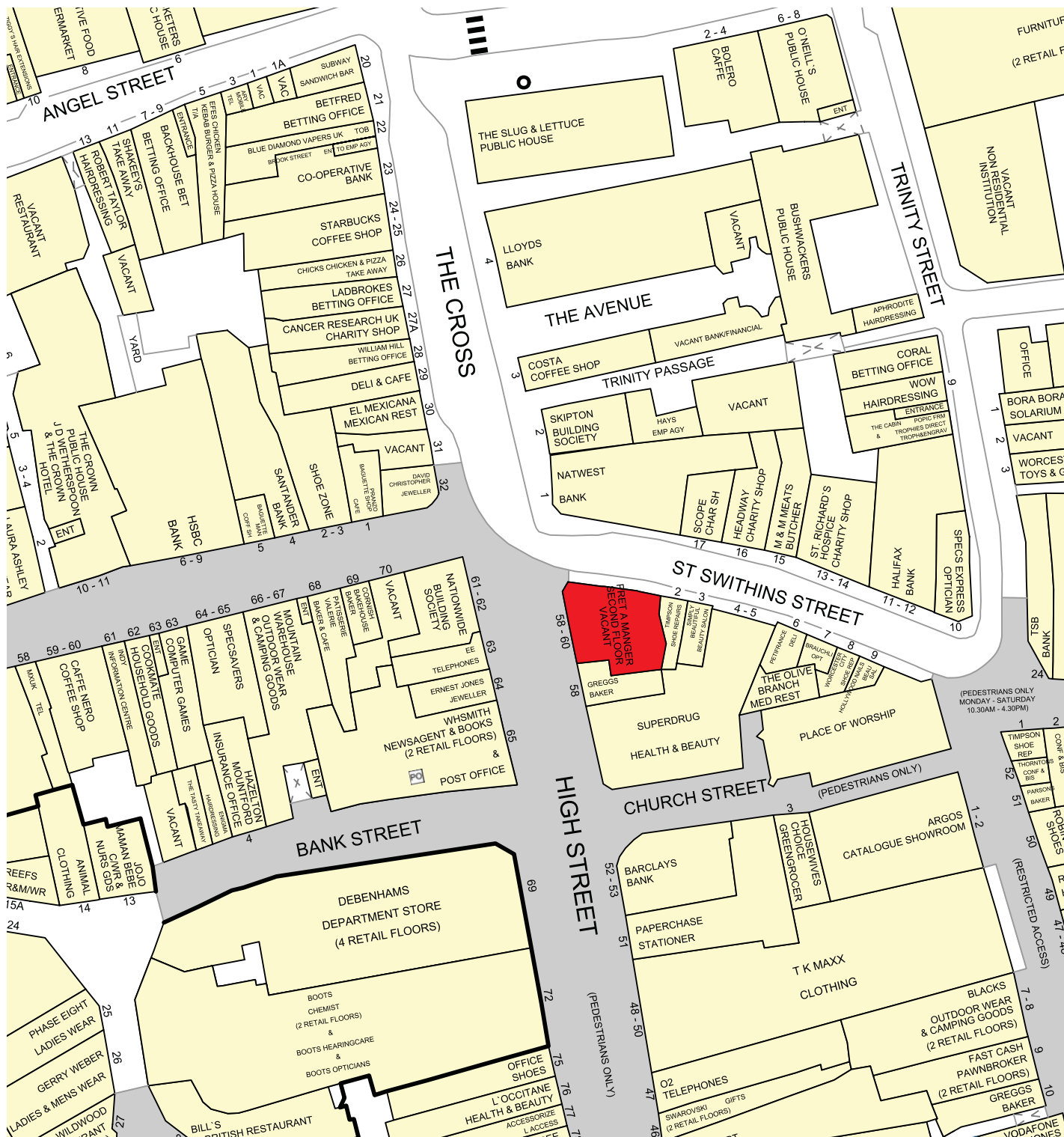
01905 728 444

Luke Weaver

T: 01905 728 439

E: luke.weaver@fishergerman.co.uk

59-60 High Street, Worcester, WR1 2DH



TO LET

SECOND FLOOR OFFICE

59-60 High Street, Worcester, WR1 2DH



01905 728 444

E: WorcsCommercial@fishergerman.co.uk

F: 01905 728 467

W: fishergerman.co.uk

Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

fishergerman.co.uk