



Perdiswell Park

DROITWICH ROAD, WORCESTER, WR3 7NW



TO LET

Self Contained office building of approximately 1,200 sq. ft. (111.48 sq. m.) NIA

- High quality fit-out throughout
- 5 on-site car parking spaces
- Adjacent to Perdiswell Park and Ride
- Set in landscaped grounds adjoining golf course
- On A38 approximately 2 miles north of Worcester City Centre and approximately 4 miles distant from J6 of M5 via A449

LOCATION

Perdiswell Park is an established office campus on the A38 approximately 2 miles north of Worcester City Centre and has excellent access to Junction 6 of the M5 which is approximately 4 miles distant via A449. Perdiswell Park is adjacent to the Worcester North Park and Ride, the Golf Course. Nuffield Fitness and Wellbeing Gym is close by.

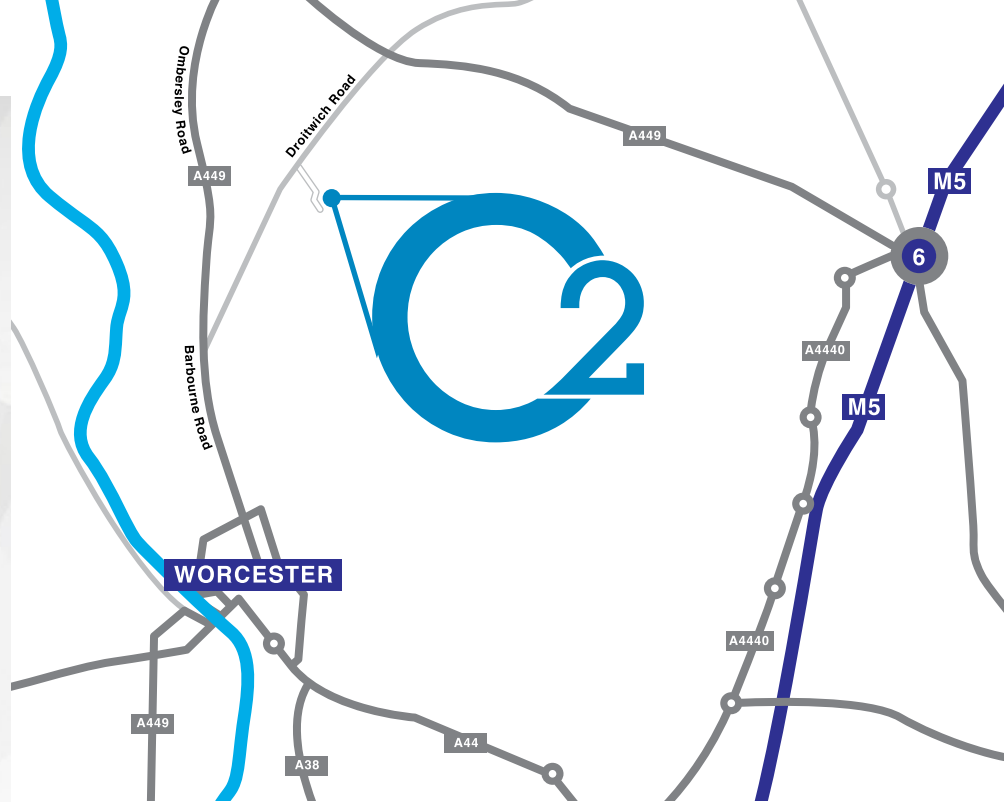
DESCRIPTION

Building C2 is a unique, high quality, self contained office building arranged on ground and first floors. It sits in a secure site with landscaped and well maintained grounds. The property has 5 reserved car parking spaces in the communal car park.

On the ground floor the offices are laid out to provide reception area, private offices and meeting room. The first floor is open plan and has desking around the perimeter and kitchen.

SPECIFICATION

- Gas fired under floor heating.
- Recessed lighting
- Double glazing
- Carpeted
- Comprehensive provision of electric power points.
- Fitted kitchen on first floor and tea point on ground floor.
- Ladies and gents toilets and shower.
- Board/meeting room that looks onto gardens.
- Fire and burglar alarms.



Floor Area	Sq.Ft.	Sq.M.
Ground Floor	500	46.45
First Floor	700	65.03
Total Approximate Net Internal Area	1,200	111.48

TENURE The property is available to let on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT Upon application

SERVICE CHARGE A service charge is levied in respect of the upkeep and maintenance of the external common areas.

BUSINESS RATES Ratable value (2010): £17,500

ENERGY PERFORMANCE CERTIFICATE B (49).

VAT All prices quoted are exclusive of VAT, which may be chargeable.

harrislamb
PROPERTY CONSULTANCY

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