



TO LET

OFFICE PREMISES

ORCHARD HOUSE
VICTORIA SQUARE
DROITWICH
WR9 8QT



423 – 3,753 sq. ft.
(39.30 – 348.67 sq. m.)
Approx. Net Internal Area (NIA)

- * Prominent town centre location
- * Easy access to Junction 5 of M5
- * On-site car parking



Location:

Orchard House is an office building located on Victoria Square at the heart of Droitwich Spa town centre. It has easy access to Junction 5 of the M5 Motorway and there is a mainline rail station in the town that has regular services to Worcester, Birmingham and other local destinations.

Description:

Orchard House is a three-storey purpose-built office building with estate agents and bookmakers on the ground floor and offices on first and second floors above. The entrance to the offices is off Heritage Way as is the access to the car park.

Generally, the offices have suspended ceilings with fluorescent lighting, perimeter trunking, wall mounted electric heaters and / or underfloor heating, and are carpeted. There are separate male and female toilets on each floor.

There is a private car park to the rear of the building and a public car park within a short walking distance.

Accommodation:

	Sq. m.	Sq. ft.
First Floor		
Suite 1	122.07	1,314
Suite 2	71.72	772
Suite 3	18.12	195
Suite 5	58.16	626
Suite 6	39.30	423
Suite 7	39.30	423
Approx. Total Net Internal Area (NIA)	348.67	3,753

Tenure:

The offices are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rental:

Upon application

Business Rates:

To be confirmed

EPC:

Rating: F (141)

Services:

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

Service Charge:

There is a service charge levied by the landlord covering all communal costs. Further details are available upon request from the agents

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All quoting prices are exclusive of VAT which may be chargeable.



Viewing:

Strictly via sole agents

Harris Lamb
Grosvenor House
1 St Mary's Street
Worcester
WR1 1HA

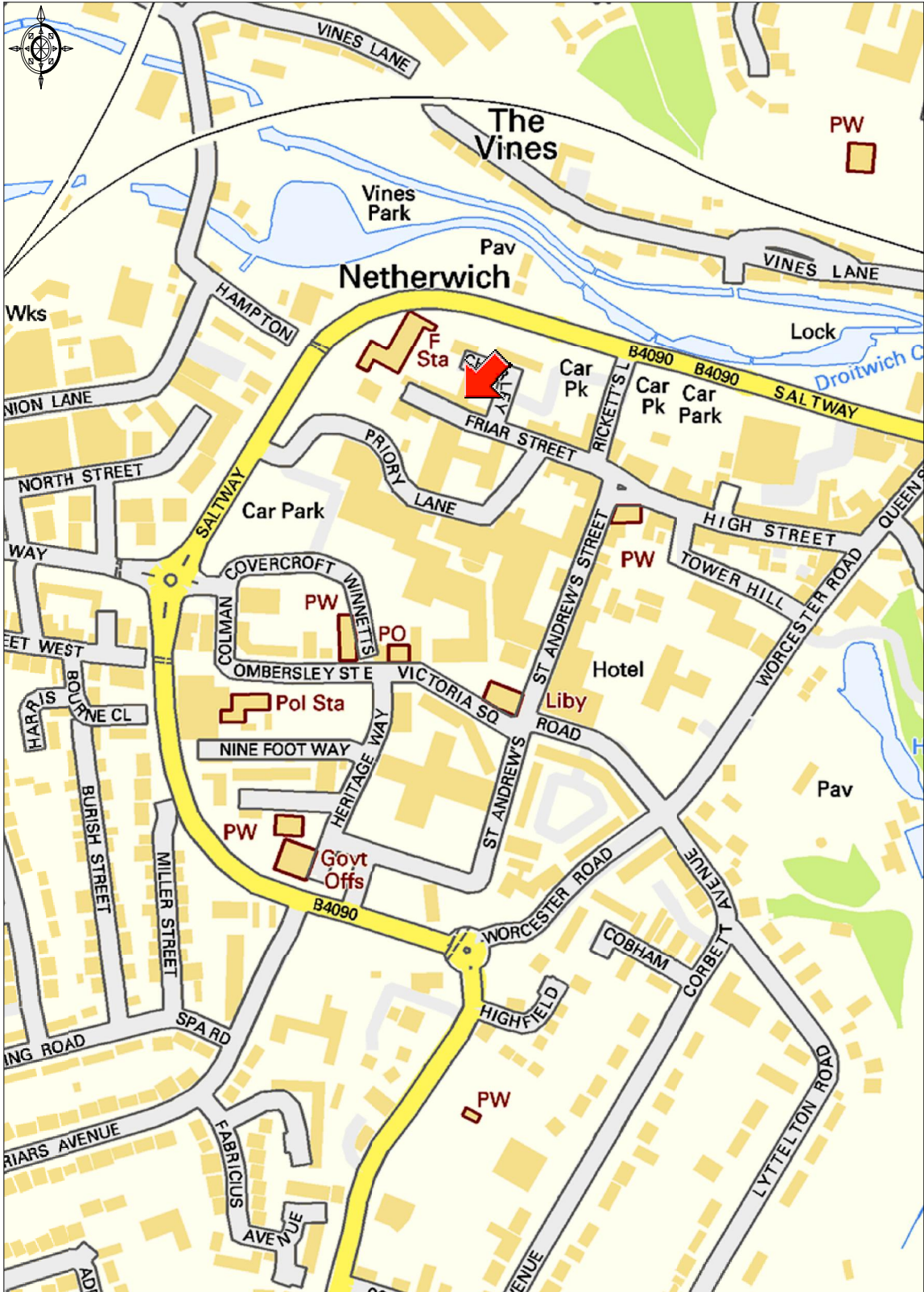
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Ref: W730
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Subject To Contract



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