



To Let

## Grade A Office Accommodation

4,000 – 21,126 sq ft (372 – 1,963 sq m)

- Easy access to M5 motorway - *Junctions 6 and 7 only 2 miles away*
- Large open plan floor plates
- 80 on site car parking spaces



## Location

- Prominent and highly visible
- Approached from Charles Hastings Way off Newtown Road (B4636)
- Worcester 2½ miles
- Excellent access to the national motorway network - Junction 6 and 7 of the M5 only 2 miles away
- Regular bus service along Newtown Road
- Two railway stations in Worcester with frequent direct services to London & Birmingham
- Birmingham Airport 30 miles to the North East

## Description

- Modern, Headquarters style, three storey office building
- Landscaped environment including a central water feature
- Ground & first floor accommodation to be refurbished
- Large open plan floor plates

## Specification

- VRV comfort cooling
- Raised carpeted access flooring
- Suspended ceilings with integral recessed fluorescent lighting
- 10 person passenger lift
- Male, female and disabled toilets plus shower

## Car Parking

80 secure on site car parking spaces

### SCHEDULE OF ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	10,615	986.20
First	10,511	976.50
<b>Total</b>	<b>21,126</b>	<b>1,962.70</b>

Suites are available from 4,000 sq ft

(net internal areas to be confirmed with on-site measurement)

## Lease Terms & Rent

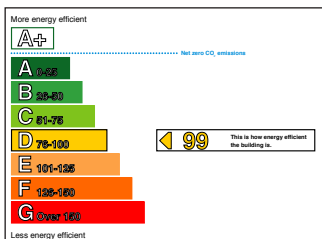
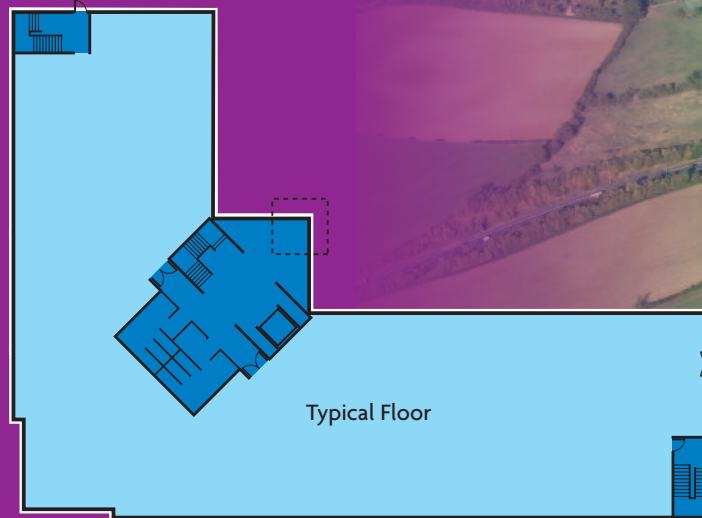
Upon application

## Service Charge

An estate and separate building service charge is payable

## Rates

Tenants responsibility



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