



ONE
KINGS
COURT

TO LET

Grade A Office Accommodation

3,800 - 10,371 sq ft — (353 - 963.5 sq m)



LOCATION

- Prominent and highly visible
- Approached from Charles Hastings Way off Newtown Road (B4636)
- Worcester City Centre approximately 2.5 miles distant
- Excellent access to the national motorway network - Junctions 6 and 7 of the M5 less than 2 miles away
- Regular bus service along Newtown Road
- Easy access to three railway stations (Shrub Hill, Foregate Street and Worcestershire Parkway) with frequent direct services to London, Birmingham, Cardiff and Nottingham
- Birmingham Airport approximately 30 miles to the North East



ACCOMMODATION

The whole of the second floor amounting to 10,371 sq ft (963.5 sq m) is available although consideration may be given to subdivision from c. 3,800 sq ft (353 sq m).

- Modern, headquarters style, three storey office building
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- Landscaped environment
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- The second floor provides quality, open plan, office accommodation
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Lease Terms & Rent

A new lease will be offered on effective FRI terms. Rent on application.

Service Charge

A service is payable for the upkeep of all common areas, the building and wider estate. Further details available from the agent.

Rates

The rateable value of the second floor is £126,000 providing rates payable 21/22 of £5.71 per sq ft.

Existing Occupiers Include:

- Siemens Group Plc
-
- NHS
-
- NEC
-

Car Parking

Up to 40 on site car parking spaces.

EPC

On request.

SPECIFICATION

The accommodation is due to undergo extensive refurbishment in spring 2022 and will offer:



New VRF comfort cooling



New LED Flat Panel lighting



Raised access flooring



Suspended ceilings



10 person passenger lift



Male, female and disabled WC's



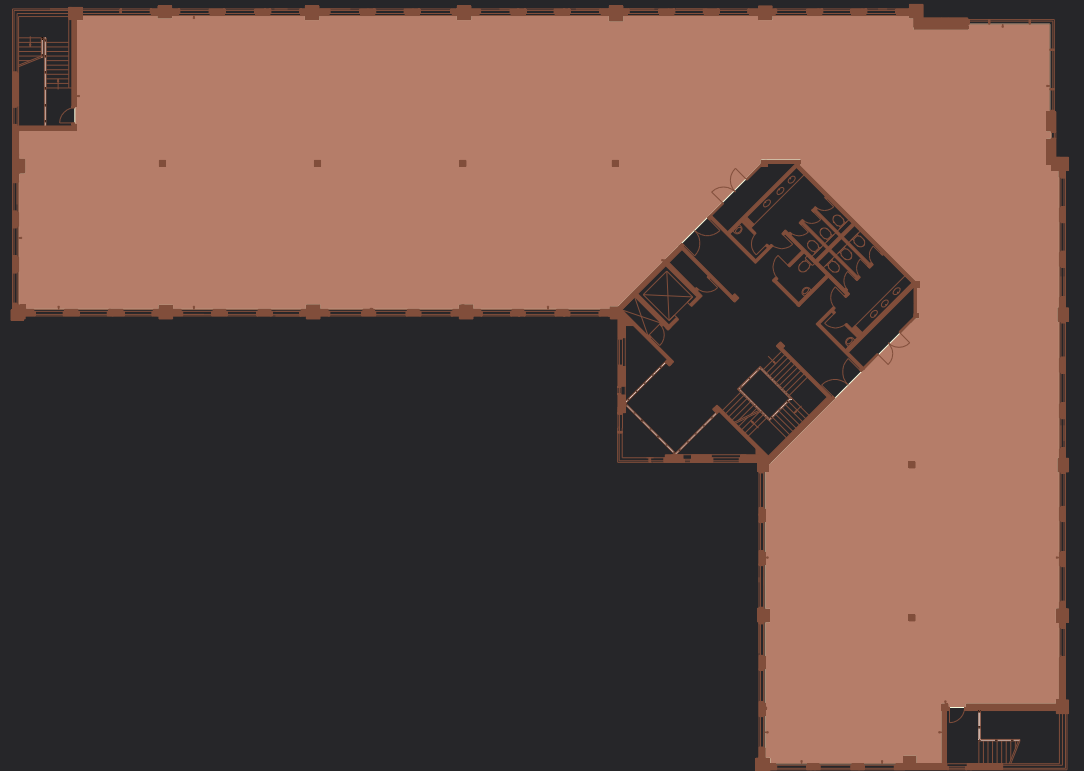
Showers



EPC rating D81



The reception, lobby areas and toilets are also due to be refurbished early 2022



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SAT NAV: WR5 1WS

VIEWING

Strictly through joint sole letting agents.
For further information please contact:

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January 2022.