



**RENT**  
£12/sq ft



**EPC RATING**  
To be reassessed



**Suite 2, First Floor, East End, 1 Shire Business Park**  
**Wainwright Road, Worcester, WR4 9FA**

Leasehold | First Floor Offices | 1,481 Sq Ft (137.59 Sq M)



**TO LET**



## Location

Shire Business Park is an established business park 1.3 miles from J6 of the M5, and 3.4 miles north east of Worcester city centre. The location affords excellent access to the national motorway network, Worcester city centre, and Birmingham city centre, approximately 27.4 miles to the north east.

## Description

The two modern, centrally heated, office suites are located on the first floor of 1 Shire Business Park East, to either side of a smaller reception area to the top of the stairs.

Suite 1 (1,663 sq ft) is largely open plan with 5 smaller stud and glass partitioned offices/meeting rooms along two sides. The suite benefits from 5 car parking spaces.

Suite 2 (1,481 sq ft) is largely open plan with one stud/glass partitioned office to the corner, a kitchen and a further storage room. The suite benefits from 4 car parking spaces.

Shared WC facilities are located on the ground floor.

Additional parking available by separate negotiation.

## Accommodation

The accommodation has been measured on a Net Internal Area basis and the approximate area comprises:

Suite	Sq Ft	Sq M
Suite 2	1,481	137.59

## Amenities



Parking



Motorway



Transport Links





## Further information

### Tenure

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be negotiated..

### Rent

Sutie 2 £17,772 per annum exclusive.

### Business Rates

To be re-assessed upon completion.

### Services

We understand that mains services are available to the property, namely mains water, gas and electricity, all of which form part of the service charge.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Service Charge

The building forms part of a multi-let estate and therefore the tenants will be responsible for the payment of a service charge which includes utilities. Further details available from the agent.

### Legal Costs

A contribution of £500 plus VAT will be payable towards the landlord's legal costs.

### Insurance

The landlord insures the property and recovers the cost from the tenant.

### References/Deposit

The successful tenants will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

### EPC

EPC rating to follow.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettings.

### Anti Money Laundering

The successful tenants will be required to submit information to comply with Anti Money Laundering Regulations.

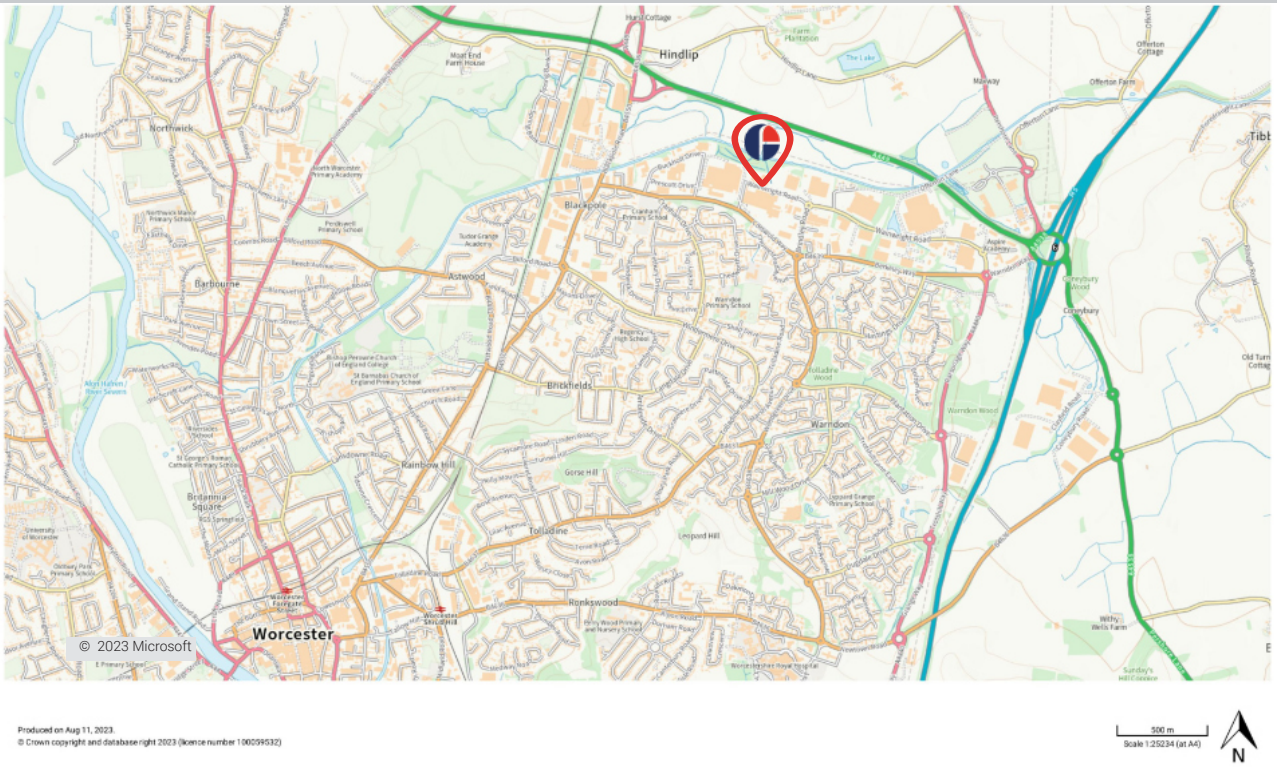
### VAT

VAT is chargeable in respect of this transaction.





# First Floor, 1 Shire Business Park, Worcester



## Approximate Travel Distances



### Locations

- Junction 6 of M5 - 1.3 miles
- Kidderminster - 15.3 miles
- Birmingham - 27.4 miles



### Nearest Station

- Worcester Shrub Hill - 3 miles



### Nearest Airport

- Birmingham International - 33 miles



## Viewings



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Particulars dated August 2023. Photographs dated May 2021 and August 2023.