

TO LET

OLD COURT

WORCESTER STREET, KIDDERMINSTER DY10 1EW



OFFICE PREMISES

Suites from 188 – 1,053 sq ft (17.50 – 97.90 sq m)

(Approx. Total Net Internal Area)

- Last few remaining suites
- Recently refurbished to high standard
- Car parking spaces available by separate negotiation
- Meeting rooms available for use/hire

LOCATION

The property is located on Worcester Street in Kidderminster Town Centre.

The town benefits from being near major transport links such as the M5 Motorway and has a mainline train station. A bus station is also located in the town centre.

Kidderminster is situated approximately 15 miles North of Worcester and 17 miles Southwest of Birmingham City Centres.

DESCRIPTION

The property, known as Old Court, was originally established as a carpet factory in 1879 and later served as the town's Magistrates Court. Following the relocation of the Court, the Grade II listed building has been redeveloped by Wyre Forest District Council. Within the development, high quality offices have been provided and are ready for immediate occupation. Wyre Forest District Council have taken occupation of part of the offices along with several independent occupiers.

All available offices are located on the second floor which is accessed from the ground floor main entrance/reception then by staircase or lift. The offices provide open plan accommodation and have LED lighting, perimeter trunking and gas central heating. Shared W.C and kitchen facilities are provided on each floor. In addition, meeting rooms are available to use/hire.

ACCOMMODATION

	SQ M	SQ FT
02.10	17.50	188
02.13	43.60	469
02.15	36.80	396
Approx. Total Net Internal Area	97.90	1,053

TENURE

The office suites are available on new internal repairing leases for a term of years to be agreed.

RENTAL

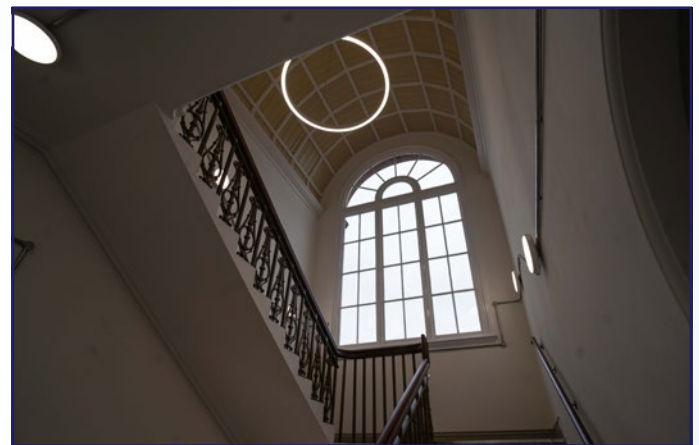
£22 per sq. ft. (exclusive)

CAR PARKING

Car parking season tickets are available in nearby Wyre Forest District Council car parks.

Further information can be found online - [Season tickets | Wyre Forest District Council](#)

POSTCODE: DY10 1EW



SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas. Further information is available upon request from the agents.

BUILDINGS INSURANCE

The Landlord will insure the property and re-charge the Tenant accordingly.

Contents insurance is the responsibility of the Tenant.

BUSINESS RATES

	Rateable Value
02.10	£1,525
02.13	£3,800
02.15	£3,200

Potential for zero rates payables if eligible for small business rate relief.

ICT/TELEPHONE CONNECTIVITY

Wi-Fi is included in the service charge provision. Further ICT support can be provided at an additional cost.

SERVICES

Mains electricity, gas, water and drainage are provided to the property. Each office suite has its own dedicated electricity sub-meter therefore will be re-charged by the Landlord based on usage. Gas will also be re-charged separately.

The agent has 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.

EPC

Rating - F (140)

LEGAL COSTS

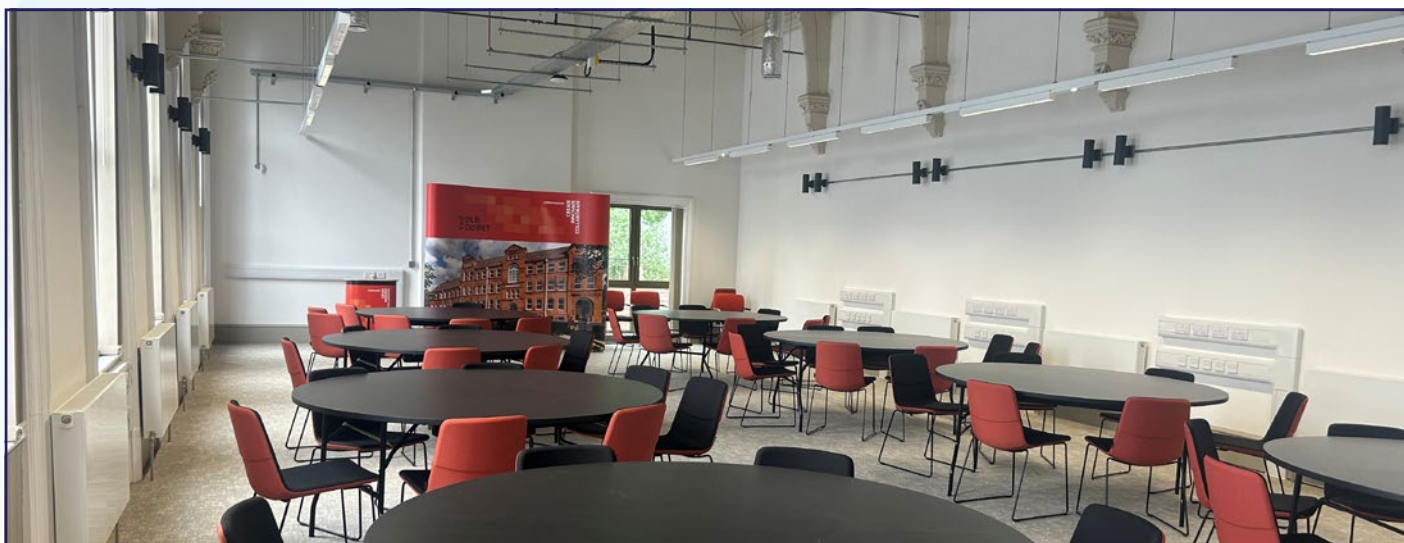
Each party to pay their own legal costs incurred in any transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

VAT

All prices quoted are exclusive of VAT, which we understand is chargeable.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008119 Date: 10/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.