



TO LET

SECOND FLOOR OFFICES

24 Foregate Street, Worcester, WR1 1DN



786 sq ft (73.02 sq m)

Approx. Net Internal Area

EXCELLENT LOCATION WITHIN WALKING DISTANCE OF WORCESTER CITY CENTRE

JUNCTION 6 OF THE M5 MOTORWAY 4.3 MILES DISTANT

3 PARKING SPACES

RECENTLY REFURBISHED

LIKELY TO QUALIFY FOR FULL RATES RELIEF



LOCATION

24 Foregate Street occupies a prominent position within Worcester City Centre, just north of the High Street. Foregate Street and the adjoining Tything are well-established commercial locations, home to a mix of professional occupiers, independent retailers, cafés and service businesses.

The property fronts the A38, one of Worcester's principal arterial routes, providing direct access to the city centre and excellent connectivity to Junction 6 of the M5 motorway.

Occupiers also benefit from excellent public transport links, with Worcester Foregate Street railway station approximately a 5-minute walk away and Crowngate Bus Station within a 10-minute walk, offering convenient access to local and regional destinations.

DESCRIPTION

24 Foregate Street comprises a prominent three-storey, Grade II Listed end-terrace building of traditional brick construction.

The available accommodation has been recently refurbished and comprises three individual office suites, finished to a high standard throughout. The offices benefit from LED lighting, original sash windows, gas-fired central heating, carpeting and a tea point facility, providing attractive and well-presented workspace suitable for a range of occupiers. WC facilities are provided on a shared basis.

Externally, the property benefits from three dedicated car parking spaces located to the rear of the building, accessed directly from Taylors Lane.

ACCOMMODATION

	SQ FT	SQ M
Room 1	505	46.91
Room 2	170	15.82
Room 3	111	10.29
TOTAL NIA	786	73.02





AVAILABILITY

The subject property is available on an internal repairing and insuring lease on terms to be agreed.

QUOTING RENT

£9,500 per annum, exclusive

SERVICE CHARGE

A service charge is levied for the up-keep of common areas on an as and when basis. Further information is available upon request from agents.

EPC:

EPC Rating C -105

BUSINESS RATES

Rateable Value (2026): £8,700

2026/2027 Rates Payable 43.2p in the £

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their legal own costs in respect of this 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.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
Email: lauren.allcoat-hatton@harrislamb.com
Mob: 07586 632 441

Date: July 2026

SUBJECT TO CONTRACT



