

OFFICE TO LET

5,080 SQ FT (471.92 SQ M)



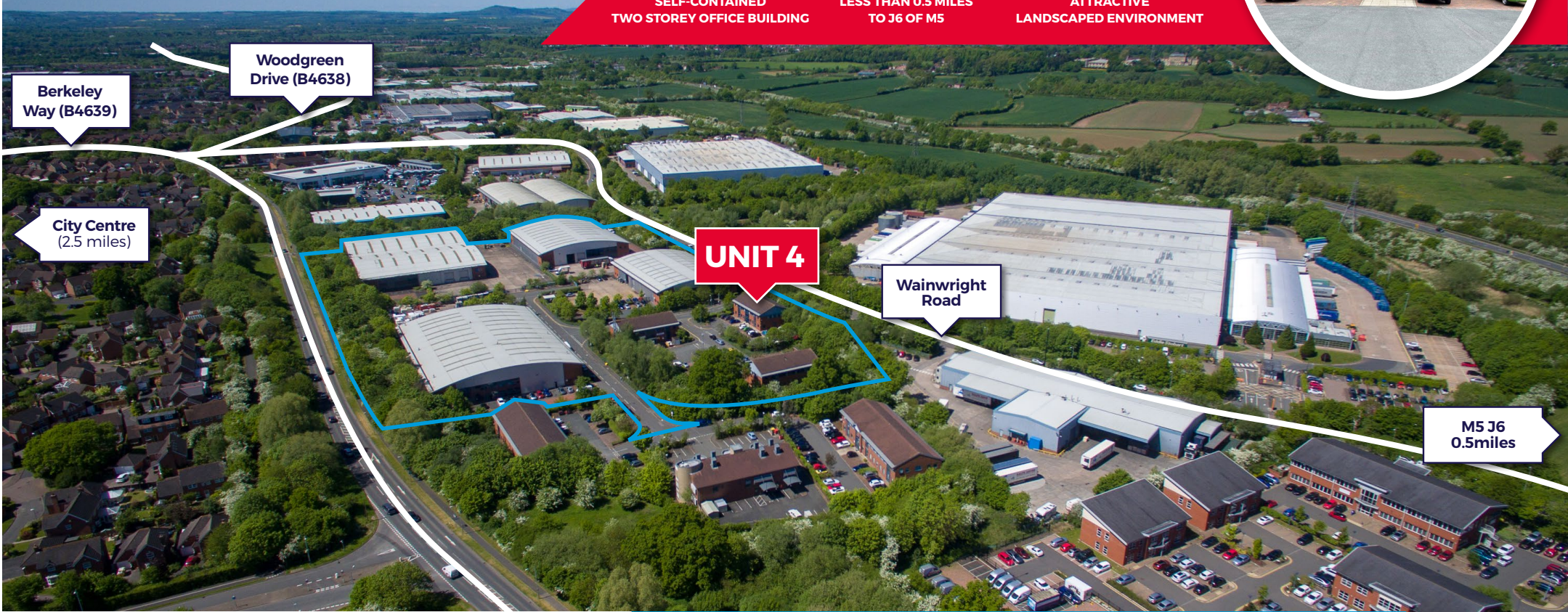
SELF-CONTAINED
TWO STOREY OFFICE BUILDING



LESS THAN 0.5 MILES
TO J6 OF M5



ATTRACTIVE
LANDSCAPED ENVIRONMENT

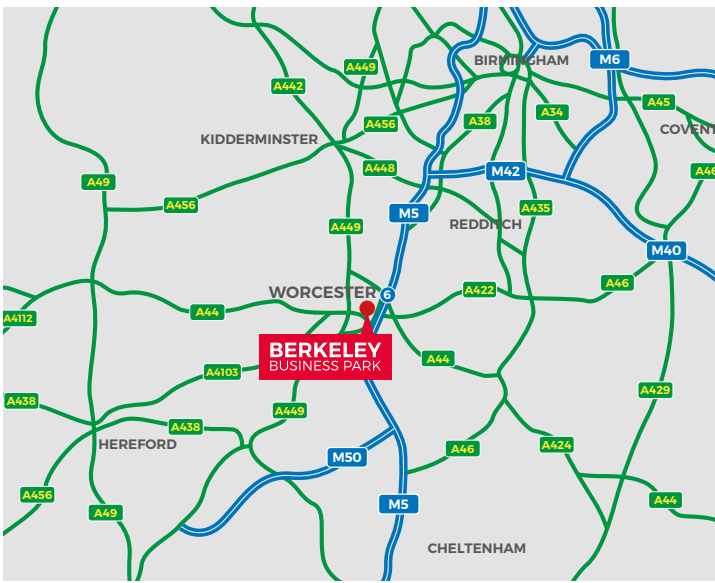


www.ipif.com/berkeley

MODERN OFFICE UNIT TO LET

BERKELEY BUSINESS PARK
WAINWRIGHT ROAD, WORCESTER, WR4 9FA





LOCATION

Berkeley Business Park is an established business park within half a mile of J6 of the M5 and 2 miles north of Worcester City Centre. The location affords excellent access to the national motorway network, Worcester City Centre and the Birmingham conurbation.

DESCRIPTION

Unit 4 Berkeley Business Park offers modern, centrally heated, self-contained office accommodation arranged over ground and first floor levels.

The offices are arranged as a horse-shoe shape set around a central core providing separate male, female and disabled WCs as well as a plant room and central staircase.

The building benefits from very generous car parking provision, with 24 allocated car parking spaces (1:212 sq ft).

SPECIFICATION

- Self-contained two storey office building
- Suspended Ceilings with inset lights
- Compartmental trunking
- Established business park location
- Attractive landscaped environment
- 24 dedicated car parking spaces
- Direct access to J6, M5

ACCOMMODATION

Available accommodation comprises of the following net internal areas:

UNIT 4	FT ²	M ²	EPC
Ground Floor	2,540	235.96	
First Floor	2,540	235.96	C-60
TOTAL	5,080	471.92	

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

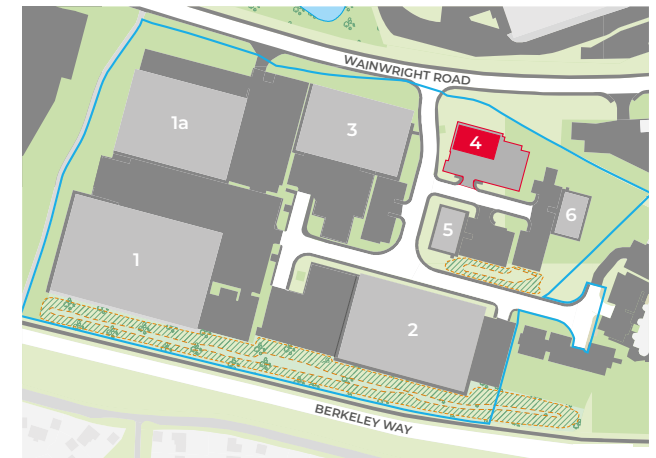
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



VIEWINGS Strictly by prior arrangement with the agents.

On behalf of the landlord



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