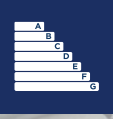




RENT
£55,000
(per annum exclusive)



EPC RATING
C (63)



TO LET
Office Space
3,301 SQ FT. 15
15,174 SQ FT.
Parking Available



Haswell House

6 Sansome Street, Worcester, WR1 1UH

Leasehold | City Centre Retail Unit | 3,301 Sq Ft (306.7 Sq M)

TO LET



Location

Situated in a prominent corner position fronting Sansome Street, Haswell House is located in the heart of Worcester city centre and within close proximity to multiple public car parks and provides exceptional view over the cities landscape.



Description

The accommodation known as 6 Sansome Street provides a large ground floor retail unit with a significant road frontage.

The accommodation includes laminate flooring to the main selling area and carpet tiles to the rear. There is suspended ceiling panels and a mixture of suspended LED and fluorescent lighting. Smaller offices and meeting rooms are partitioned to the rear. The property benefits from gas central heating and communal toilets are provided.



Accommodation

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

Description	Sq Ft	Sq M
Retail Area	3,232	307
Kitchen	69	6.4
Total	3,301	306.7



Amenities



City Centre Location



Open Plan



Suspended Ceilings



Leasehold



Rail



Transport Links





Further information

Car Parking

Onsite car parking may be available, please speak to the agent for further information.

Guide Rent

£55,000 per annum exclusive of VAT.

Tenure

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

Business Rates

Rateable Value: £18,500.

Services

We understand that mains services are available to the property, namely mains water, electricity, gas and drainage.

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.

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant and apportioned based on floor area.

Service Charge

There is an annual service charge payable by the tenants, proportionate to floor area occupied, to cover the maintenance of the building and common parts at Haswell House Industrial Estate. Further information is available from the agent.

EPC

The EPC rating is C (63).

Fixtures & Fittings

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

Legal Costs

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

References/Deposit

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

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

Anti Money Laundering

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

VAT

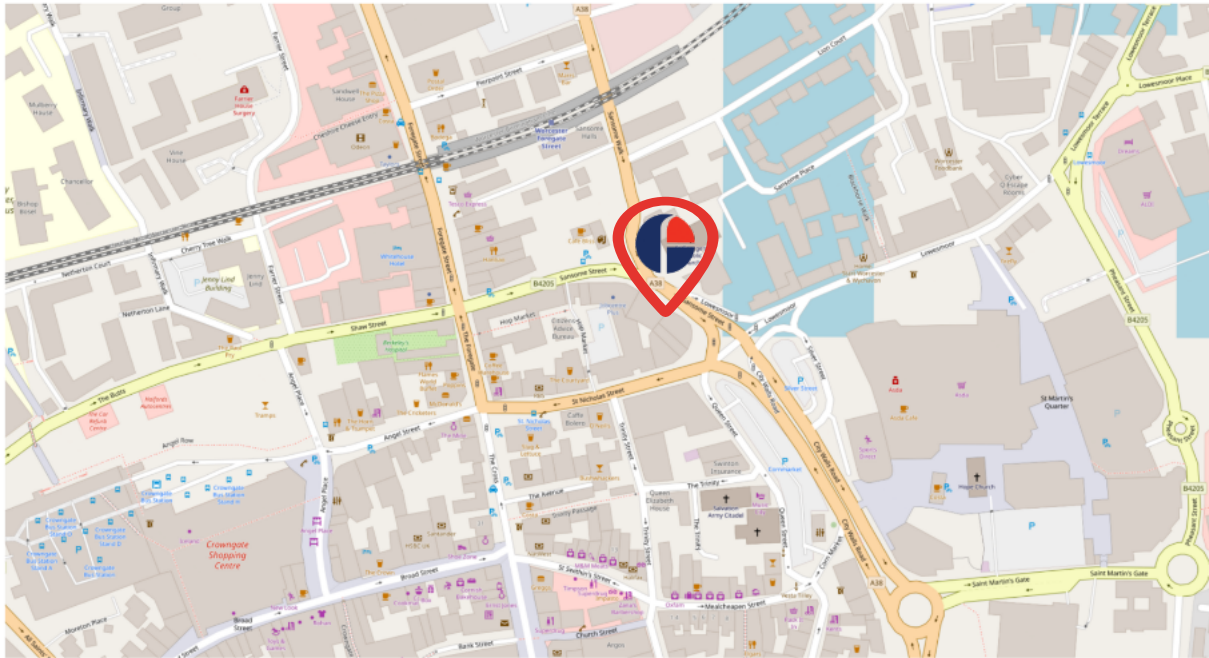
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

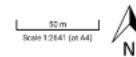
By prior arrangement with the sole agents.



Haswell House, Worcester



Produced on Oct 27, 2023.
© Crown copyright and database right 2023 (license number 100055532)



Approximate Travel Distances



Locations

- Worcester city centre - 0.1 miles
- Birmingham - 34 miles
- Hereford - 27 miles



Nearest Station

- Foregate Street - 0.1 miles



Nearest Airport

- Birmingham International - 37 miles



Viewings



Lauren Allcoat



01905 728 449



07738 981 480



lauren.allcoat@fishergerman.co.uk



Sarah Cook



01905 459 435



07816 264 612



sarah.cook@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2024. Photographs dated March 2024.

