



## RENT

£76,263

(per annum exclusive of VAT)



AVAILABLE JANUARY  
2025



## RATEABLE VALUE

£61,000



## EPC RATING

B



## Unit 3, Apex Park

Wainwright Road, Worcester, WR4 9FN

Leasehold | Two Storey Offices | 4,622 Sq Ft (429.39 Sq M)

**TO LET**



## Location

Apex Park is an established business park less than half a mile of J6 of the M5 and 4 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 3 Apex Park offers modern, comfort cooled, self-contained office accommodation arranged over ground and first floor levels. The ground floor comprises reception area, a large L shaped open plan office, two meeting rooms, two store rooms and kitchen.

The first floor, accessed via the central staircase comprises predominantly open plan office accommodation with one meeting room and a small kitchenette.

The building benefits from comfort cooling, raised floor boxes, suspended ceilings, double glazing to all elevations, lighting and toilets to both ground and first floor.

The unit comes with generous parking provision of 17 allocated car parking spaces (1:272 sq ft) and additional availability by way of a licence. The property will be available from January 2025.



## Accommodation

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

Floor	Sq Ft	Sq M
Ground Floor	2,212	205.49
First Floor	2,294	213.12
Reception	116	10.77
<b>Total</b>	<b>4,622</b>	<b>429.39</b>



## Amenities



Meeting Room



Kitchen



Parking



Motorway Access



Air Con



Double Glazing





## Further information

### Guide Rent

Rent: £76,263 per annum exclusive of VAT.

### Tenure

The property is available on a new full repairing and insuring lease direct with the landlord on terms to be agreed..

### Business Rates

Rateable Value £61,000  
2024/2025 Rates Payable 54.6p in the £.

### Insurance

The landlord will take out annual buildings insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant.

### Services

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

### Legal Costs

A contribution will be payable towards the landlord's legal costs.

### Service Charge

An annual service charge is levied for the maintenance and upkeep of the estate. Further details are available from the agent.

### EPC

The EPC rating is B 26.

### Fixtures & Fittings

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

### Anti Money Laundering

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

### Reference/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### VAT

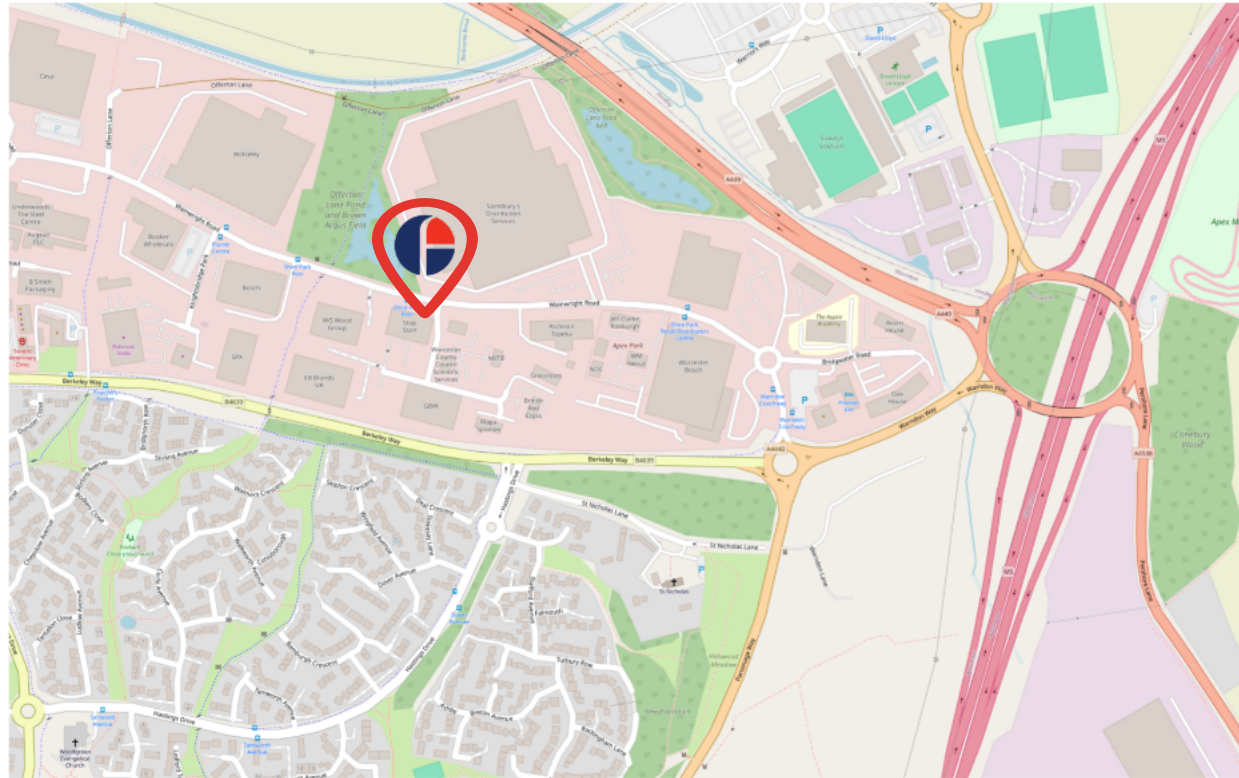
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

### Viewings

By prior arrangement with the sole agents.



# Unit 3, Apex Park, Worcester



## Approximate Travel Distances



### Locations

- M5 Junction 6 - 0.4 miles
- M5 Junction 7 - 3.8 miles
- Worcester city centre - 4 miles
- Birmingham - 26.5 miles



### Nearest Station

- Shrub Hill - 3.4 miles
- Worcestershire Parkway - 5.2 miles



### Nearest Airport

- Birmingham International - 32.3 miles



## Viewings



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Particulars dated August 2024. Photographs dated August 2024.

