



RENT
£77,270 per annum



Unit 4 Apex Park

Wainwright Road, Worcester, WR4 9FN

Leasehold | Two Storey Office with Parking | 4,683 Sq Ft (435 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 4 Apex Park offers modern, comfort cooled, self-contained office accommodation arranged over ground and first floor levels.

The ground floor comprises entrance lobby, two glass partitioned meeting rooms, comms room, storage room and large staff breakout area with fully fitted kitchen.

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

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

The unit comes with generous parking provision of 16 allocated car parking spaces (1:293 sq ft) and additional availability by way of a licence.



Accommodation

The available suite has the following Net Internal Floor Areas:

Floor	Sq Ft	Sq M
Ground Floor	2,335	216.96
First Floor	2,348	218.12
Total	4,683	435.08



Amenities



Meeting Room



Kitchen



Parking



Motorway Access



Air Con



Double Glazing



Further information

Guide Rent

£77,270 per annum

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: £63,000

2024/2025 Rates Payable £54.6p in the £

Service Charge

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

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.

EPC

The EPC rating is B.

Fixtures & Fittings

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

Legal Costs

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

Anti Money Laundering

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

References / Deposit

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

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

VAT

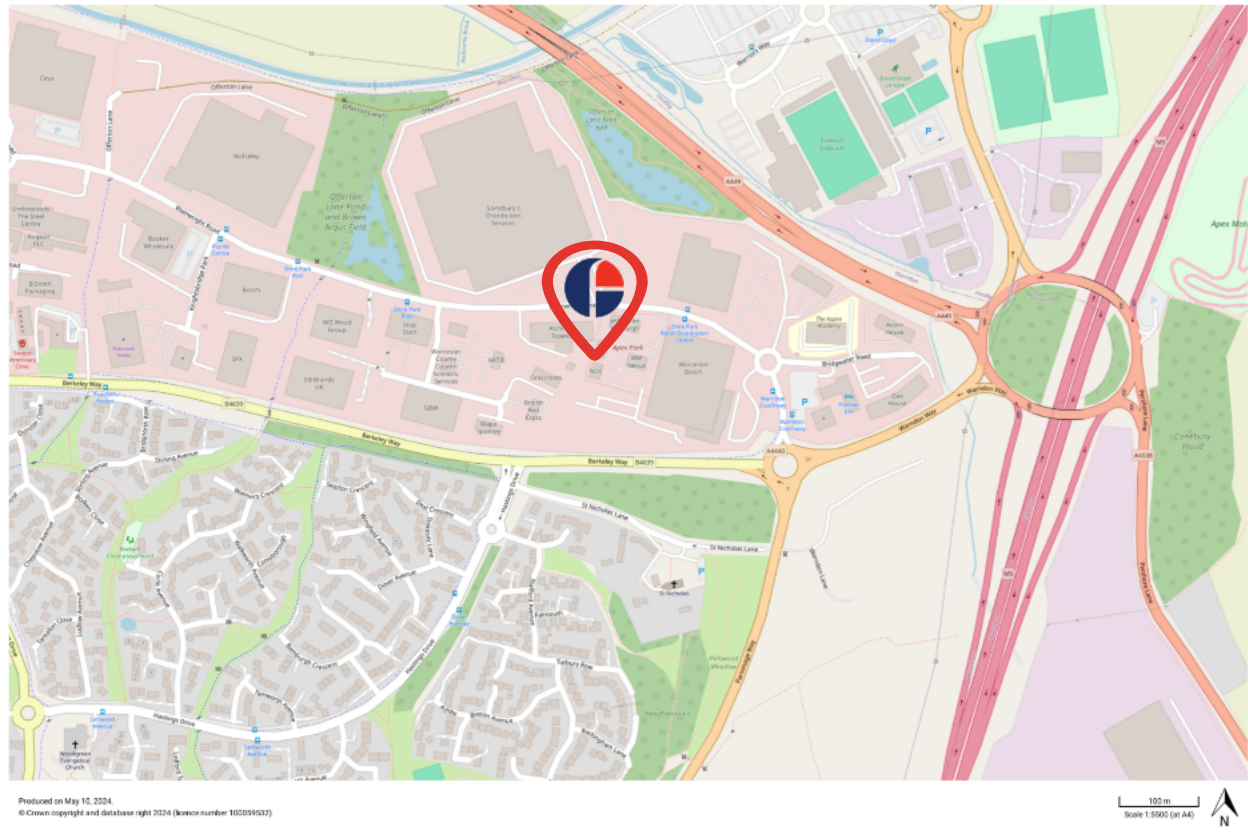
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

Viewings

Strictly by prior arrangement with the sole agents.



Unit 4 Apex Park, Wainwright Road, 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 May 2024. Photographs dated May 2024.