



**GUIDE RENT**  
**£23,667**  
(per annum exclusive)



**GUIDE PRICE**  
**£400,000**  
(exclusive)



**RATES PAYABLE**  
**£14,718.50**



**EPC RATING**  
**B**



## Unit 3, Brindley Court

Gresley Road, Worcester, WR4 9FD

Ground Floor Office Suite with Parking | 2,058 Sq Ft (191.20 Sq M)



**TO LET**  
**(MAY SELL)**



## Location

Brindley Court is situated just off Gresley Road which adjoins both Wainwright Road and Berkeley Way (B4639).

The estate has excellent access to Junction 6 of the M5 motorway which lies 1.2 miles to the east and Blackpole Trading Estate and Blackpole and Elgar Retail Parks 1.4 miles to the west.

Worcester city centre is approximately 3.3 miles to the south west along with both Shrub Hill and Foregate Street train stations.



## Description

Unit 3, located on the ground floor provides a self contained office suite which benefits from its own entrance off a secured communal hallway and shared car park with allocated spaces for each suite.

Internally the building is arranged as a typical office suite with a large open plan area, currently with stud walls to create an additional meeting room and comms room, male, female and disabled toilets and kitchen.

The suite benefits from heat/cool units, suspended ceilings, floor boxes, carpet tiled flooring to the offices and double glazed windows.

Externally the property provides excellent on site parking provision for 8 cars with a ratio of 1:257 sq ft.



## Accommodation

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

Description	Sq Ft	Sq M
Offices	1,838	170.80
Kitchen	220	20.4
<b>Total</b>	<b>2,058</b>	<b>191.20</b>



## Further information

### Guide Rent

£23,667 per annum exclusive.

### Guide Price

£400,000 exclusive.

### Tenure

The suite is available on a new internal repairing and insuring lease on terms to be agreed or the client may consider selling the Long Leasehold interest of 250 years from 1st April 2007 under Title WR114776.

### Business Rates

Rateable Value: £31,500  
2025/2026 Rates Payable £49.9p in the £.

### 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

In the event of a letting a contribution of £500 plus VAT will be payable towards the landlord's legal costs.  
In the event of a sale, each party to bear their own legal costs in respect of the transaction.

### Service Charge

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

### Insurance

The landlord insures the property and recovers the cost from the tenant.

### EPC

Energy Performance Rating B.

### References/Deposit

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

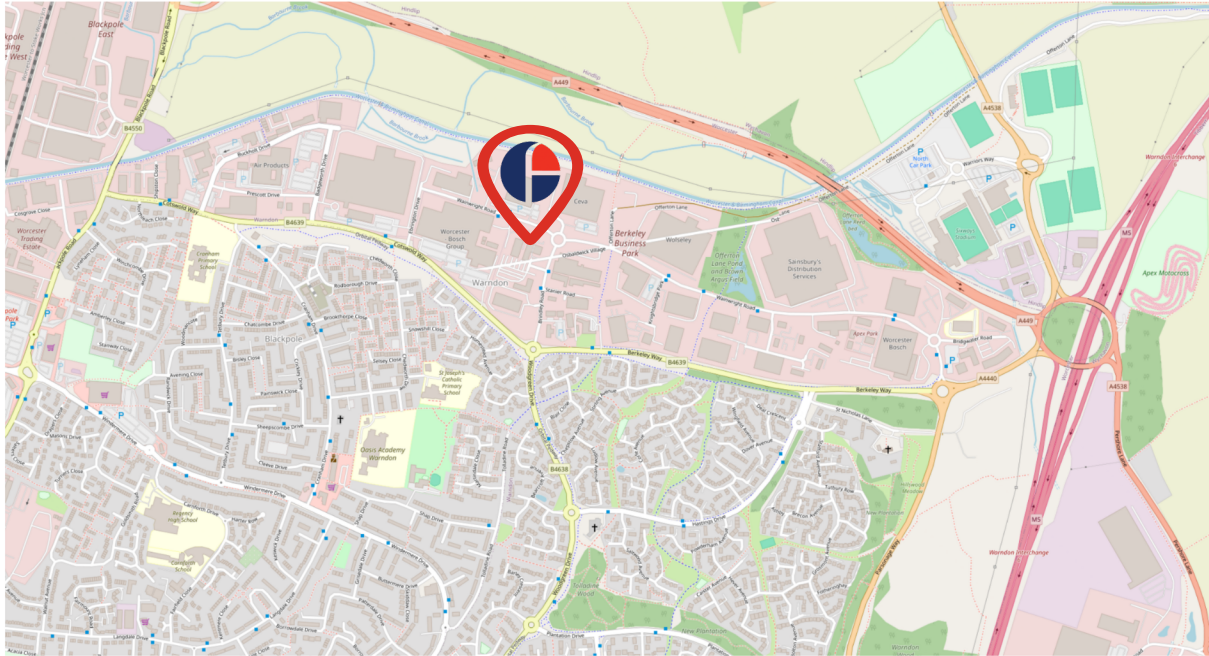
### Anti Money Laundering

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

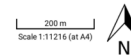
### VAT

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

# Unit 3, Brindley Court, Worcester



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## Approximate Travel Distances



### Locations

- M5 Junction 6 - 1.2 miles
- Worcester - 3.3 miles
- Kidderminster - 15.3 miles
- Birmingham - 27.1 miles



### Nearest Station

- Shrub Hill - 2.8 miles
- Foregate Street - 3.2 miles



### Nearest Airport

- Birmingham International - 32.9 miles



## Viewings



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Particulars dated May 2025. Photographs dated April 2024.