

**FOR SALE**  
ALL ENQUIRIES

**OFFICES WITH CAR PARKING**  
**SIGNIFICANT RESIDENTIAL POTENTIAL**  
(SUBJECT TO STATUTORY CONSENTS)



**PRICE:**  
**OFFERS IN**  
**THE REGION OF**  
**£1,200,000**  
**(Exclusive)**

WELL PRESENTED OFFICES WITH CAR PARKING WITH SIGNIFICANT RESIDENTIAL POTENTIAL  
(SUBJECT TO STATUTORY CONSENTS)

**SECURITY HOUSE, BARBOURNE ROAD, WORCESTER, WORCESTERSHIRE, WR1 1RS**

- Prominently located 5 storey office building with generous provision of car parking
- Located on the edge of the sought after city centre of Worcester
- Total Net Internal Floor area of approximately 8,215 ft sq (763.33 m sq)
- Further outbuilding providing a Total Gross Internal Floor Area of approximately 1,830 ft sq ( 170 m sq)
- Significant residential development potential (subject to statutory consents) and suitable for a variety of commercial uses



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### SIGNIFICANT RESIDENTIAL POTENTIAL (SUBJECT TO STATUTORY CONSENTS)

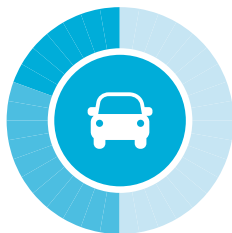
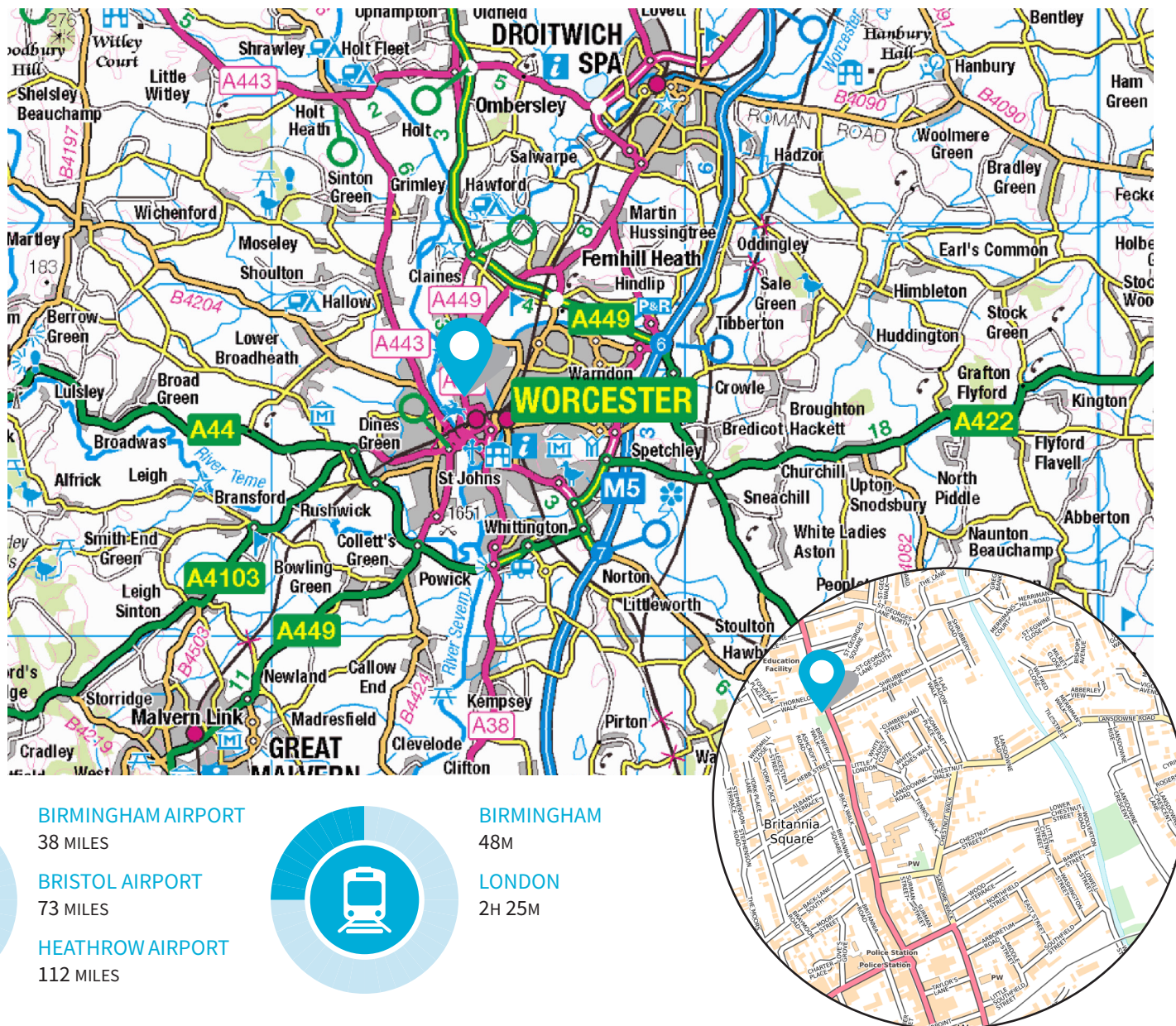
#### LOCATION

The property is prominently located fronting onto Barbourne Road (A449) in an area of mixed development located approximately 0.75 miles from Worcester City Centre.

Barbourne Road serves as a main arterial route into Worcester City Centre from the north. The property would lend itself to a variety of potential uses, subject to statutory consents.

Worcester has excellent road communications, being situated approximately 5 km (3 miles) to the west of the M5 Motorway (J 6 & 7) which in turn links with the M42, M6 and the wider UK motorway network.

Regular rail services operate to local destinations. The quickest journey time to Birmingham New Street is 48 minutes whilst London Paddington can be reached in 2hrs 25 mins. Birmingham International Airport is approximately 38 miles to the north east of the city.



**CHELTENHAM**  
24 MILES  
**BIRMINGHAM**  
30 MILES  
**BRISTOL**  
63 MILES

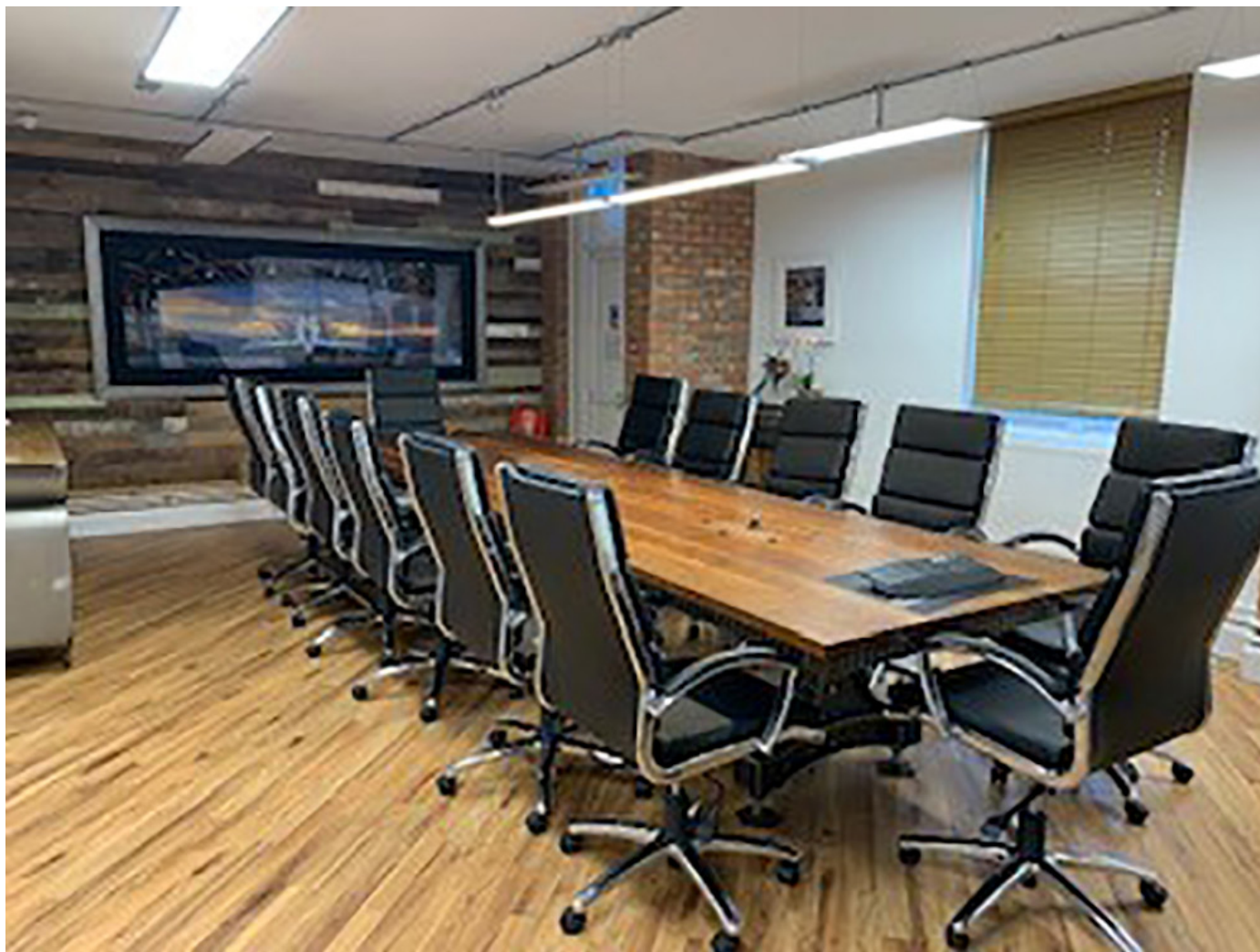


**BIRMINGHAM AIRPORT**  
38 MILES  
**BRISTOL AIRPORT**  
73 MILES  
**HEATHROW AIRPORT**  
112 MILES



**BIRMINGHAM**  
48M  
**LONDON**  
2H 25M





#### DESCRIPTION

The property currently comprises of a detached multi storey office building arranged over five floors with undercroft car parking to part of the property structure. The property provides office accommodation with a Total Net Internal Floor Area of 8,215 ft sq (763.33 m sq). The property benefits from 20 car spaces.

The offices benefit from an 8 person lift (630 kg) and generally provide open plan office accommodation with welfare facilities on the first, second, third and fourth floors. There is a secure ground floor entrance system and lobby area. The property also benefits from gas fired central heating and air conditioning.

The property also includes within the property ownership a detached store/garage building with a Total Gross Internal Floor Area of approximately 1,830 ft sq (170 m sq). The property is of brick construction under a slate roof cover. This part of the property is understood to be Grade II Listed.

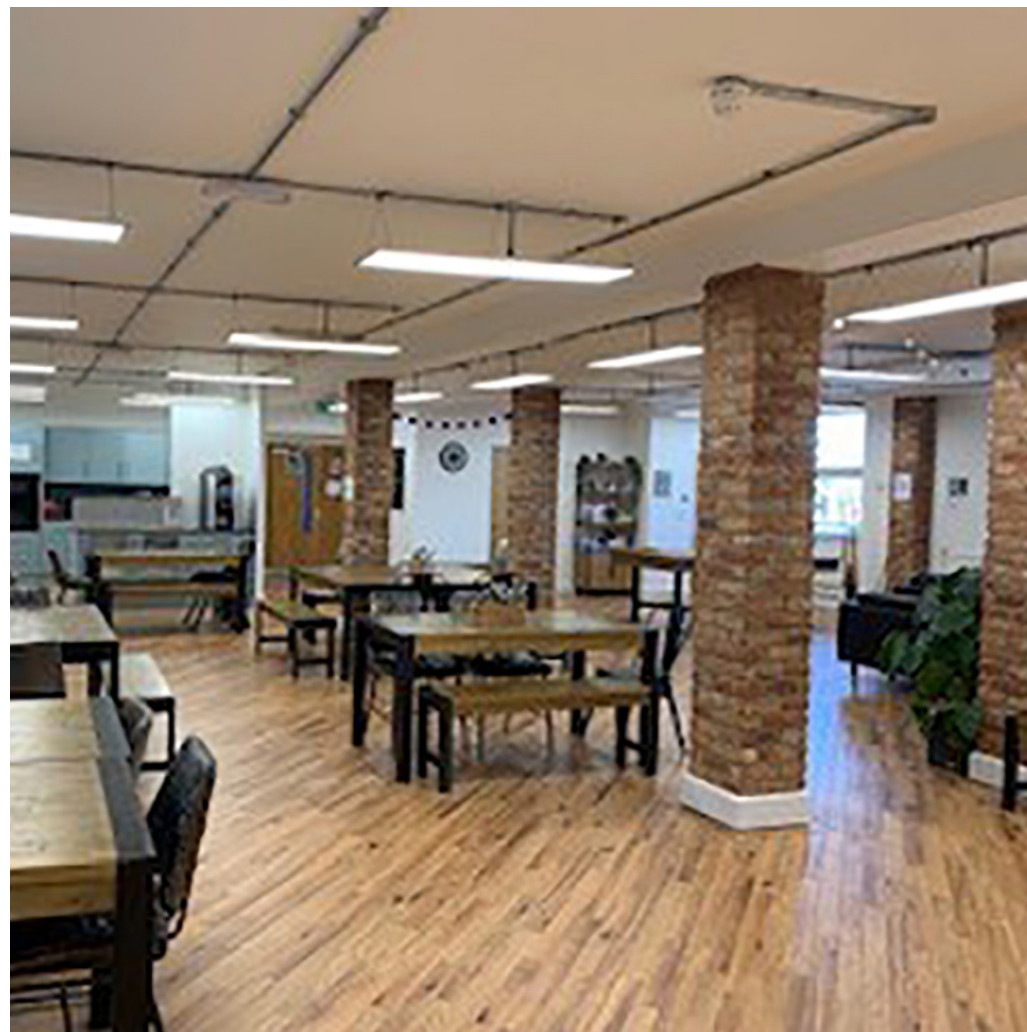
The property would lend itself ideally to residential development, subject to statutory consents and a variety of commercial uses.

The property sits on a Total Site Area of 0.187 acres (0.075 hectares).

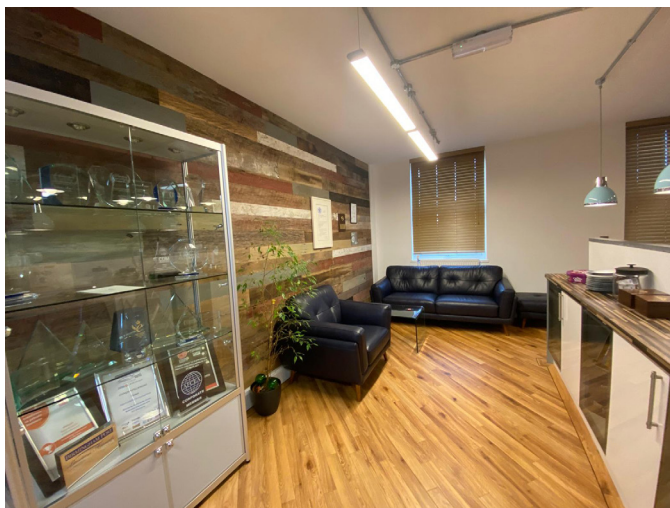
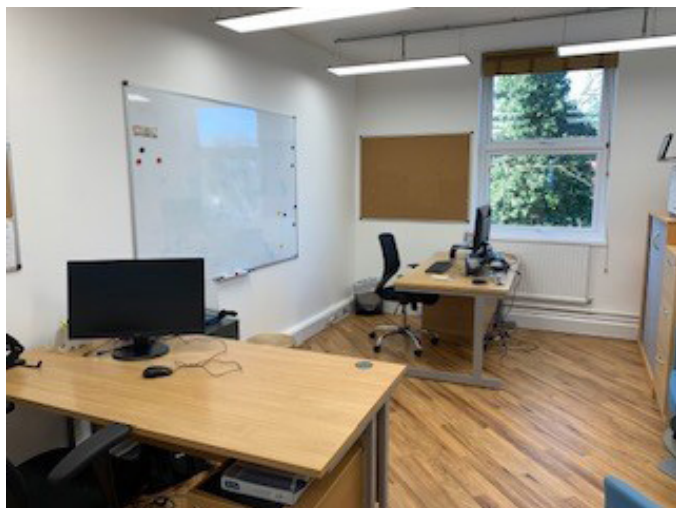
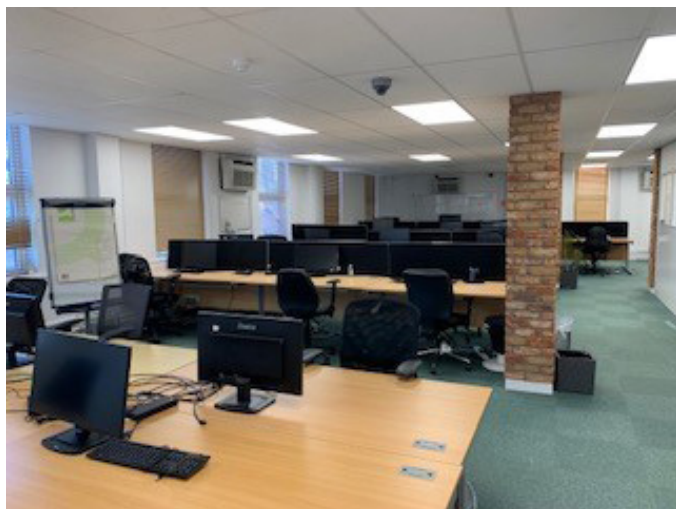
**ACCOMMODATION**

The property currently provides the following accommodation (all measurements are approximate). All measurements are on a Gross and Net Internal Floor Area Basis.

		M SQ	SQ FT
<b>SECURITYHOUSE (Net)</b>			
GROUND FLOOR	Entrance	31.54	339
FIRST FLOOR	Offices	192.19	2,068
SECOND FLOOR	Offices	192.19	2,071
THIRD FLOOR	Offices	193.15	2,079
FOURTH FLOOR	Offices	185.53	1,997
<b>TOTAL NET INTERNAL OFFICES</b>		763.33	8,215
<b>EXTERNAL (Gross)</b>			
	BoilerRoom	12.58	135
	Plant Room (Lift)	9.77	105
	Stores/Garage Building		
	Stores/Garage	170	1,830
		HECTARES	ACRES
<b>TOTAL SITE AREA</b>		0.075	0.187







### PLANNING

Prospective purchasers should make their own enquiries.

The property is located in the local authority administrative area known as Worcester City Council.

The property is understood to benefit from planning consent for Use Class B1 (offices) of the Town and Country Use Classes Order 1987.

Part of the property comprising of the detached stores/garage building which is understood to be Grade II listed.

The property would lend itself to residential development subject to statutory consents.

### RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2022/23	£55,000
Rates Payable 2023/23	£28,160

Interested parties should make their own enquiries to the local authority.

### SERVICES

(Not tested at the time of our inspection)

Mains water, electricity (including three phase), gas and drainage are understood to be connected to the property.

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#### EPC

Energy rating: C

Valid until 12 November 2023

Certificate number: 0910-0637-7309-9699-3096

#### TENURE

The property is offered for sale Freehold.

The property is held under the ownership of Property Title Number HW4499.

The property is to be sold subject to the following occupational tenancies

A telecommunication mast let to Hutchinson 3G UK limited by way of an agreement expiring on the 31st of December 2021 at a current rental of £6,848 per annum. The tenant is holding over.

A telecommunication mast let to Telefonica O2 UK Ltd by way of a licence for 20 years from the 3rd of February 2009 expiring on the 2nd of February 2029 at a current rent of £7,403 per annum.

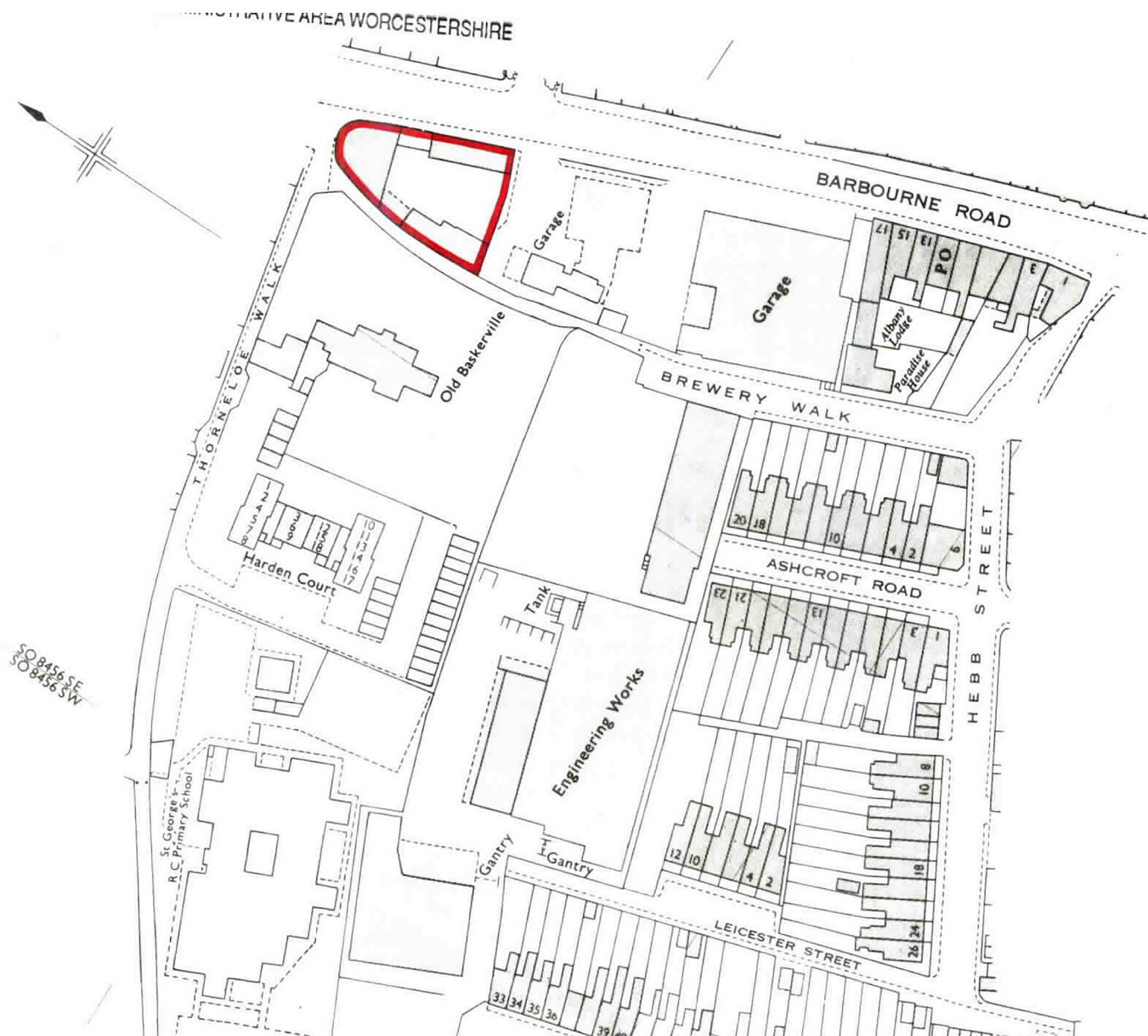
Further details are available from the selling agents upon request

#### PRICE

Offers in the region of £1,200,000 (One million, two hundred thousand pounds) (Exclusive)

#### LEGAL COSTS

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





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#### VAT

The property is elected for VAT.

#### LOCAL AUTHORITY

Worcestershire County Council, Spetchley Rd, Worcester WR5 2NP

Tel: 01905 763 763





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### VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

**James Evans**

07792 222 028

E: james.evans@halls.gb.com

**Harriet Shakeshaft**

07538 912 096

E: harriets@halls.gb.com

**Commercial Department**

01743 450 700

E: commercialmarketing@halls.gb.com



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any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

