

G HERBERT BANKS

EST. 1898

Self contained OFFICES TO LET



Threshing Barn, Homme Castle, Shelsley Walsh, Worcester WR6 6RR

Office premises

- High specification character offices.
- On site parking for 7 vehicles
- Outstanding far reaching views
- Located close to Shelsley Walsh Hill Climb
- Accommodation extending from 364 - 1,830ft² (NIA)



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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Threshing Barn, Homme Castle, Shelsley Walsh, Worcester WR6 6RR

Great Witley 4 * Droitwich 13 * Worcester 11 * Birmingham 43 ½
Approximate distance in miles

Location

Threshing Barn, Homme Castle is located a short distance off the B4204 between the villages of Clifton upon Teme and Martley. Centrally located in the sought after Teme Valley, the property is surrounded by rolling countryside and inspiring views.

Local facilities including shops and Public Houses are available in Clifton upon Teme and Martley. The property is also a short distance away from the acclaimed Shelsley Walsh Hill Climb. Access to the National Motorway system is via Junction 7 of the M5 Motorway at Worcester approx. 13.5 miles

Description

This self-contained office is a high specification conversion of a stone and timber Grade II Listed barn, with accommodation on two floors, being a split of self contained and open plan offices, with separate male and female W.Cs together with a kitchen. To the ground floor there are front and rear doors to the reception area, which includes a meeting room. There are three further offices to the ground floor. To the first floor the office accommodation is open plan, with W.C's and kitchen.

The property benefits from security and fire alarm systems. It is centrally heating with an oil fired boiler.

Accommodation

Offices	1,830ft ²	(170m ²)
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The property has been measured on a Net Internal Basis (NIA)

Tenure

The property is available on an internal repairing and insuring Lease for a minimum term of 3 years, or otherwise by negotiation. It is the Landlord's preference to let the building as a whole, however, they will let suites from 364ft² upwards and terms are available from the agent on application.

Guide Rental

£19,500 per annum plus VAT

Energy Performance Certificate

D rating

VAT

We are informed by the Landlord that the premises is subject to VAT.

Rating Assessment

The property rating assessment needs combining upon occupation but currently Office One has a ratable value of £2,700, Office Two £2,800. Store adjacent Office Two £660 and the top floor £5,200.

Legal Costs

Both parties to be responsible for their own legal costs in respect of this letting.

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Fixtures and Fittings

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

Services

We understand that mains electricity, water and private drainage are available to the property. Oil fired central heating.

Viewing

Strictly by prior arrangement with the sole Agents.

Contact: Nick Jethwa

Email: nj@gherbertbanks.co.uk; and

Joshua Philips Email: jp@gherbertbanks.co.uk





