



ONE
KINGS
COURT

TO LET

Grade A Office Accommodation
2,500 - 10,420 sq ft



LOCATION

- Prominent, highly visible office premises with a frontage to Newtown Road, a main arterial road to Worcester city centre
- Excellent access to the national motorway network – Junctions 6 and 7 of the M5 less than two miles / a five-minute drive away
- Regular bus service along Newtown Road to Worcester City Centre (15 minutes)
- Easy access to Worcester Shrub Hill (1 ½ miles) and Worcestershire Parkway (3 ½ miles) railway stations with frequent direct services to London, Birmingham, Cardiff and Nottingham
- Birmingham Airport approximately 30 miles to the North East
- Located adjacent to a large employee catchment area and other business park locations



ACCOMMODATION

The whole of the second floor amounting to 10,420 sq ft (968 sq m) is available, although consideration may be given to subdivision to small (2,500 to 3,000 sq ft), medium (3,750 to 5,250 sq ft) and large suites (6,000 to 7,500 sq ft).

- Modern, headquarters office building with striking floor to ceiling windows throughout
 - Well maintained landscaped environment
 - The second floor provides accessible, quality open plan office accommodation with first class facilities
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Lease Terms & Rent

A new lease will be offered on effective FRI terms. Rent on application.

Service Charge

A service is payable for the upkeep of all common areas, the building and wider estate. Further details available from the agent.

Rates

The rateable value of the second floor is £147,000.

Existing Occupiers Include:

- Siemens Group Plc
 - NHS
 - NEC
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Car Parking


Up to 40 on-site car parking spaces offering a generous ratio of 1:260 sq ft. Further car parking options are available on request. On site EV car chargers – 4 x 7.5kw per floor.

EPC

1 Kings Court offers highly efficient office accommodation with an EPC rating of A 20

SPECIFICATION

The accommodation has recently undergone extensive refurbishment and offers highly efficient accommodation benefitting from:


 New VRF comfort cooling

 New LED lighting

 Raised access flooring

 Suspended ceilings

 10 person passenger lift

 High Quality Refurbished common areas including WC facilities

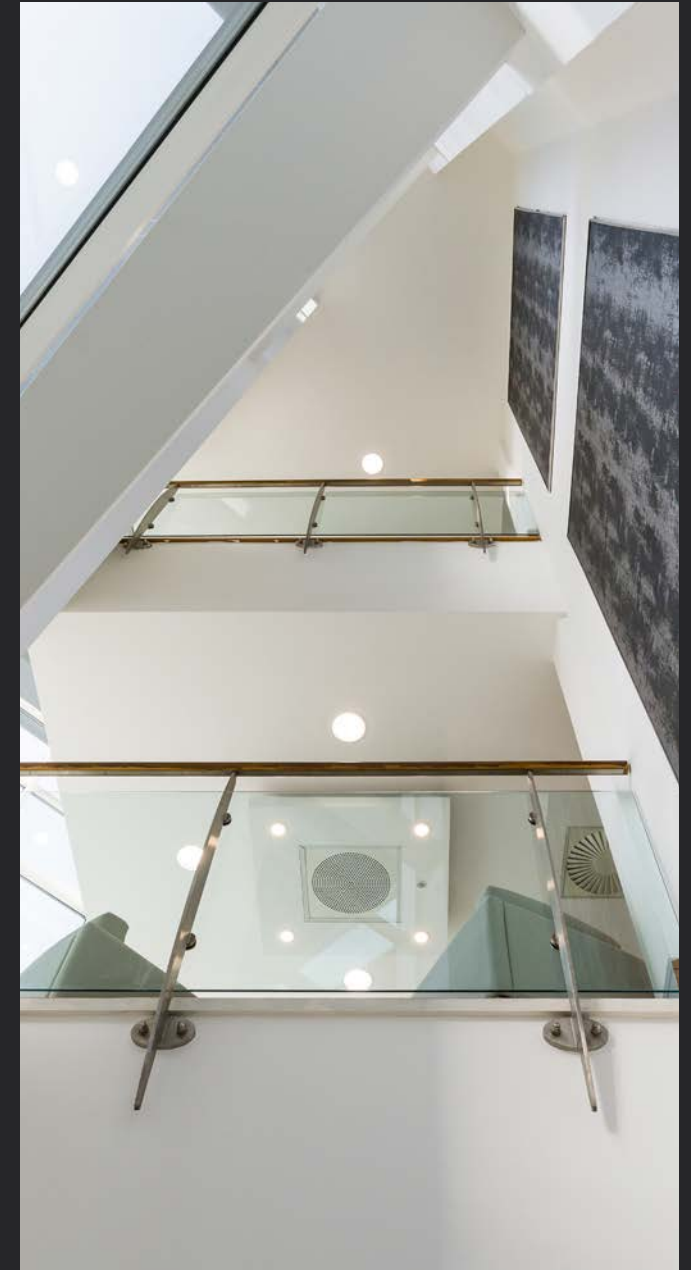
 Showers



SUITE



COMMON AREAS





ONE KINGS COURT



SAT NAV: WR5 1WS

VIEWING

Strictly through joint sole letting agents.
For further information please contact:

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