

# Crossroads House

Freehold  
Office & Training

Weir Lane, Worcester, WR2 4AY

5,495 Sq Ft (510.5 Sq M)



**For Sale** | £395,000  
By online auction





## Amenities



Multi-tenanted  
office  
accommodation



Visible roadside  
corner plot



EPC C



Property could be  
reconfigured for multiple  
uses (subject to planning)



Excellent  
transport links



Freehold

## Crossroads House

5,495 Sq Ft (510.5 Sq M)

### Description

The property comprises a self-contained, single-storey office building constructed from traditional brickwork, surmounted by a combination of pitched metal-clad and flat felt roofing.

Internally, the property is configured to include a reception area to the front entrance, along with a

number of office and training rooms, divided by both solid and stud partition walls. The property features suspended ceilings, painted and plastered walls, carpeted floors, and gas central heating. Additional amenities include kitchen and WC facilities.

Externally, the site offers wraparound car parking to the front and side elevations of the building.

Existing seller willing to remain in situ on new lease terms subject to requirement or provide a further 1,279 of vacant space on completion

**\*\*For sale by online auction (subject to sale prior, reserve and conditions)\*\***

## Location

Weir Lane is situated approximately 2.2 miles southwest of Worcester city centre and 3.7 miles distant from Junction 7 of the M5 motorway.

The property is located within the established commercial / light-industrial estate of Venture Business Park, featuring a variety of offices and industrial units to suit everything from small businesses to larger warehousing or distribution needs.

The property has various neighbouring occupiers in close proximity such as Screwfix, Bigg Red and Worcester City Bathrooms along side a plethora of established local business also.

## Accommodation

Description	Sq Ft	Sq M
Offices & Training Space	5,495	510.5

### Locations

M5: 4.2 miles

A422: 9 miles

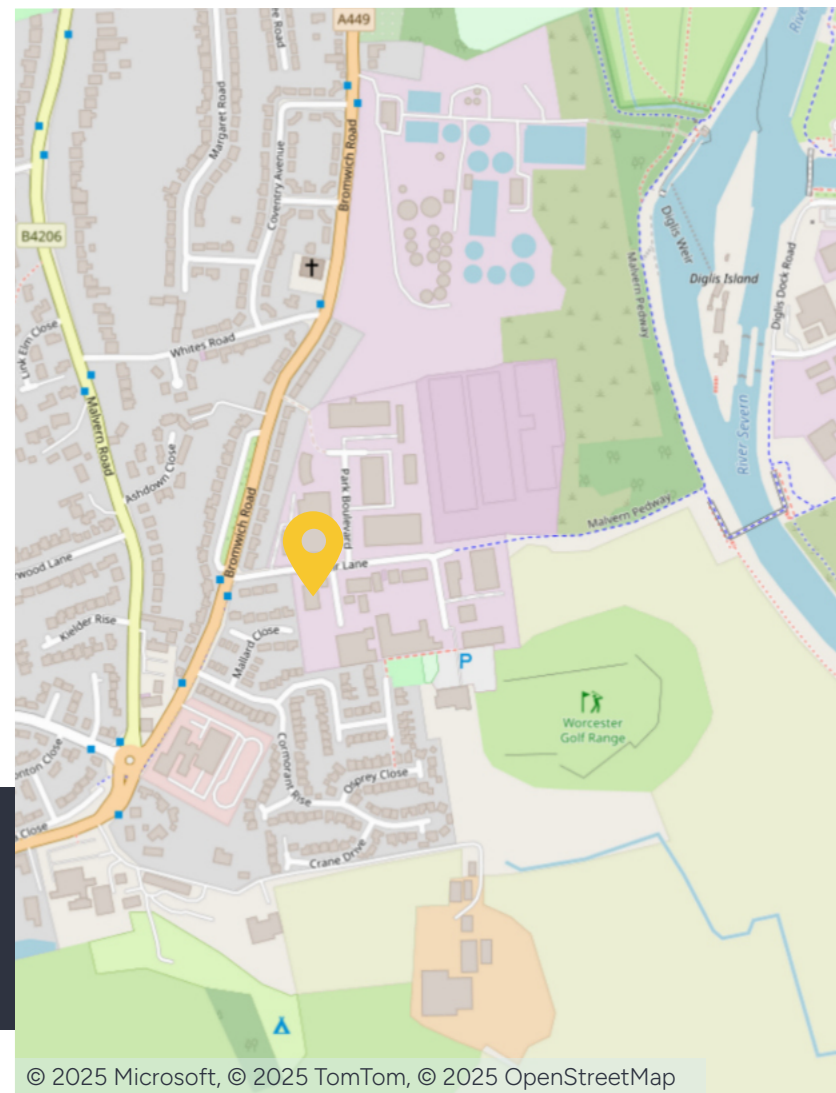
Worcester: 2 miles

### Nearest station

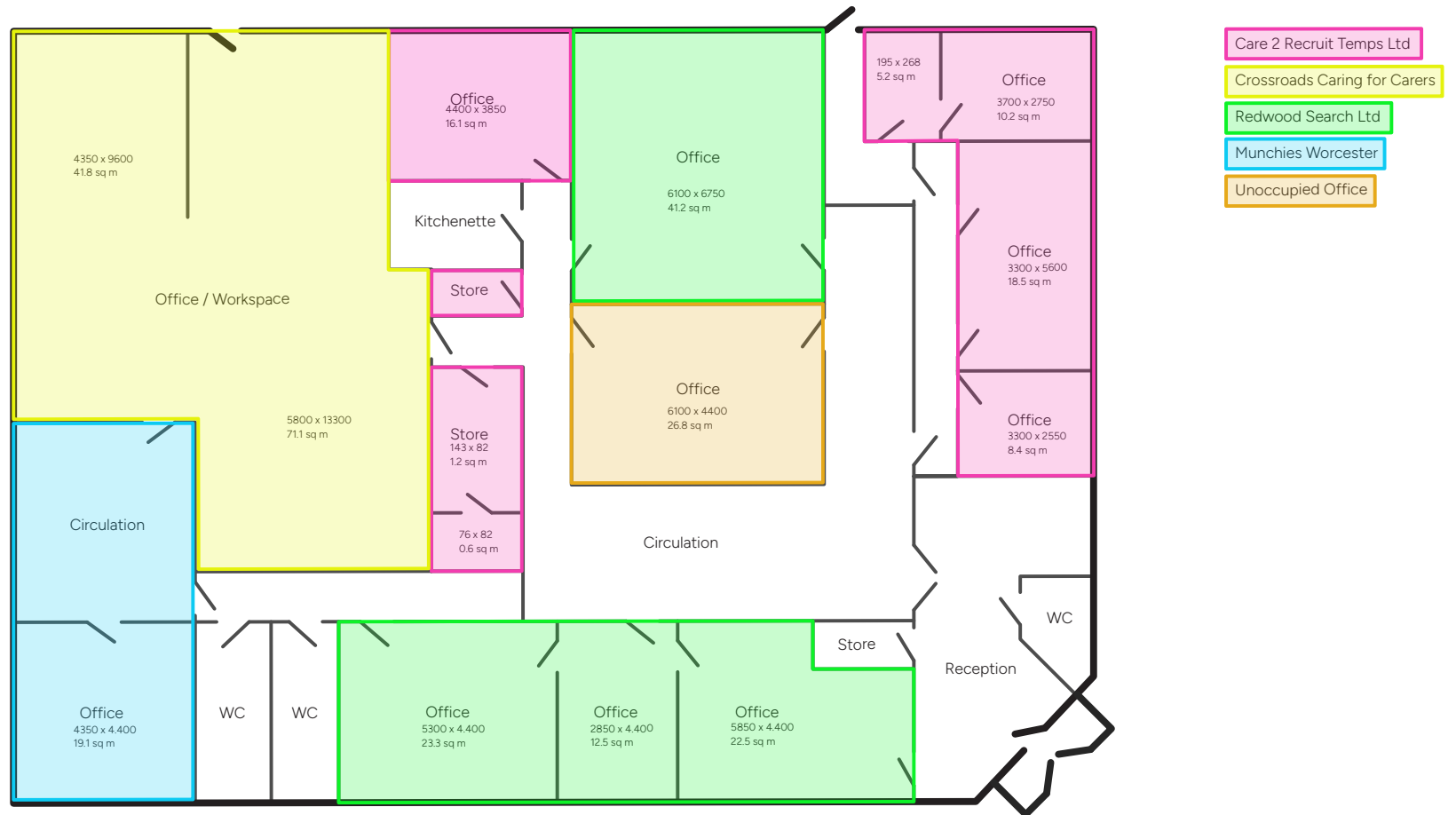
Worcester: 2.5 miles

### Nearest airport

Birmingham International: 37.5 miles



## Floorplans



Not to Scale

## Tenancy Schedule

Suite	Area (Sq Ft)	Tenant	Use	Lease Expiry	Rent (per annum)	Rent Review	Break Clause
Yellow Area	770 sq ft	Crossroad Caring for Carers	Office	12/11/2026	£10,832	N/A	N/A
Green Area	1,072 sq ft	Redwood Search Ltd	Office 1	13/12/2029	£8,960	2027	24/12/2027
			Office 2	Licence to Occupy	£6,000	N/A	N/A
Blue Area	434 sq ft	Munchies Worchester	Office	Licence to Occupy	£6,000	N/A	N/A
Pink Area	1,279 sq ft	Care 2 Recruit Temps Ltd	Office	Owner Occupation (Alternative vacant position available)	£17,906	TBC	TBC
Orange Area	307 sq ft	Unoccupied	Office	Vacant	ERV = £4,298		
<b>Total Sq Ft</b>	<b>3,862 sq ft</b>						
<b>Gross Income</b>					<b>£49,698</b>		
<b>Net Income</b>					<b>£39,298</b>		

- Property outgoings are circa £14,400 per annum
- Service charge collected of £4,000 per annum

## Further information

### Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

### Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at auction with a guide price of £395,000 exclusive of VAT.

### Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

### Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal

documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not. Subject to the existing tenant.

### Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

### Fees

The purchase of this property is subject to a combined buyer and admin fee of £7,200 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £369 Plus VAT.

### Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

### Tenure

Freehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

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.

### EPC

The EPC rating is C.

### Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

### Legal Costs

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

### Fixtures & Fittings

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



## Further Information

### Anti Money Laundering

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

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: Crossroads House, Weir Lane, Worcester, WR2 4AY

What3words: ///trees.closed.bunk



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated July 2025.



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