

Philip Laney & Jolly

7 Sansome Place, Worcester, WR1 1UG



- Offices extending to a total of 1751 sq ft NIA (163m² approx.) over 4 floors
- To be Let individually or as a whole
- Flexible terms
- Communal kitchen and toilets
- Electric heating
- Central Worcester location

RENTAL £10 per sq ft / Month Inclusive

30 College Street Worcester WR1 2LS

www.PLandJ.co.uk

01905 26664

7 Sansome Place, Worcester, WR1 1UG

While we endeavour to make our letting details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

LOCATION: The offices at 7 Sansome Place are situated within an attractive period property located in Worcester City centre. A mainline railway station is within easy walking distance from the property. All of the offices are serviced by a secure door entry system. Each office benefits from ample electrical, telecoms and data sockets. These light and airy offices all have electric convector heating and have access to a communal kitchen and toilet facilities.

AMENITIES: Worcester City centre offers all the amenities you would expect from a busy commercial location. There is easy access to Shrub Hill mainline railway station and the public transport network at Crowngate Shopping Centre. Junctions 6 & 7 of the M5 allow access to the national motorway network.

DESCRIPTION: Office accommodation of varying floor area set over 4 floors, together with shared kitchen and toilet facilities.

DIMENSIONS: (All measurements stated are to the nearest 3 inches and converted to metric)

Ground floor:-

OFFICE 1 (Front elevation) 13' 11" x 12' 11" (4.00 x 3.94m)
OFFICE 2 (Side elevation) 16' 2" x 11' 5" (4.93 x 3.4m)

First floor:-

OFFICE 3 (Front elevation) 18' 10" x 20' 4" (5.74 x 6.20m)
OFFICE 4 (Side elevation) 9' 4" x 11' 5" (2.84 x 3.48 m)

Second floor:-

OFFICE 5 (Front elevation) 18' 11" x 20' 8" (5.8 x 6.3m)
OFFICE 6 (Side elevation) 11' 5" x 14' 5" (3.5 x 4.43m)

Third floor:-

OFFICE 7 + Admin area (Front elevation) 13' 10" x 18' 11" (4.26 x 5.76) & 11' 7" x 6' 10" (3.53 x 2.1)
OFFICE 8 (Side elevation) 13' 9" x 11' 5" (4.19 x 3.47)

KITCHEN & TOILET FACILITIES (Not measured)

RATEABLE VALUE: Included in monthly rental.

RENT: £10 sq ft / month inclusive.

SERVICES: Mains Electricity, Water and Drainage were laid on to the property and connected at the time of our inspection.

TENURE: Flexible tenancy agreements are available with the Landlord.

VIEWING: Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9 am to 5.30 pm Monday to Friday and Saturdays 9 am to 4 pm.

DIRECTIONAL NOTE: From our Worcester office take 3rd exit on Cathedral roundabout and proceed down A44 then turn onto the A38 signposted Bromsgrove and then take 1st exit at roundabout. At traffic signals go right into The Foregate then continue forward until turning right into Pierpoint Street. Then turn right onto the A38, right into Lion Court then forward onto Sansome Place. The property is marked with a To Let board.

