



TO LET

- First Floor Office to Let
- Extending to 58.9m² (634ft²) which may be sub divided
- Rent includes: Utilities, Service Charge and Building Insurance
- Established Commercial Location

Rent £7,680p.a.

Office F2 Venture Business Park

WEIR LANE
WR2 4AY

**SHELDON
BOSLEY
KNIGHT**

Office F2 Venture Business Park

WEIR LANE

Location

Venture Business Park is an established commercial site to the West of Worcester, City Centre located minutes from Junction 6 of the M5. The site caters for a range of business needs to include manufacturing, trade and warehousing

Description

First floor of 634 sq ft which may be sub divided to suit your requirements starting from 300 sq ft.

Lease Terms

Flexible term available. 12-month minimum term.

Service Charge

Service Charge: Included in rent

Legal costs and VAT

Each party will be responsible for their own legal costs associated with the preparation of the lease

The property is elected for tax therefore VAT is applicable where relevant.

EPC

Energy Efficiency Rating: D

Viewing

Insurance

The insurance is included within the rent.

Business Rates

Small Business Rate Relief may be available. Prospective tenants are advised to make their own enquires.

VOA Rateable Value: £8.65 per sq ft per annum

To discuss the property or to arrange a viewing please contact the commercial Team:

01789 387882

commercialgroup@sheldonboskeyknight.co.uk

Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

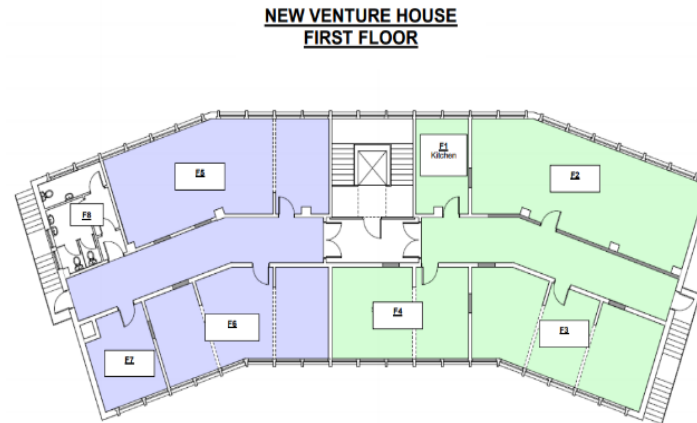
Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT:

The VAT position relating to the property may change without notice.



Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon
Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour
The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Evesham
1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

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