



CGI OF PROPOSED WORKS, ANGEL PLACE

WORCESTER

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# ANGEL PLACE

CROWNGATE

## THREE NEW A1 - A5 UNITS

SUBJECT TO PLANNING

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- Situated in a busy location on Angel Place in the centre of Worcester, close to the entrance to Friary Walk Shopping Centre and the vibrant Angel Place market, open weekdays from Wednesday to Saturday.
- Units are situated between Boston Tea Party and Vision Express.
- Close proximity to the 750 space Friary Walk car park and Worcester bus station.



UNITS	STATUS	USE	GROUND NIA sq ft	BASEMENT NIA sq ft	FIRST FLOOR	TOTAL NIA sq ft	Exact areas to be confirmed on completion (detailed plans available upon request)
SU03	AVAILABLE	A1-A5	1,880	2,205	-	4,085	
SU04	AVAILABLE	A1-A5	1,233	1,113	-	2,346	
SU05	AVAILABLE	A1-A5	1,463	-	1,563	3,026	

**TENURE:** New lease for a term to be agreed. **SERVICE CHARGE:** Details available upon request. **RATES PAYABLE:** To be assessed. All interested parties should make their own enquiries on this basis. **LEGAL COSTS:** Each party will be responsible for its own legal costs incurred in the transaction. **EPC RATING:** Details available upon request.

**750**  
SPACE CAR PARK

**SUBSTANTIAL  
REFURBISHMENT  
PLANNED**

**STRONG  
RETAIL  
ADJACENCIES**

**747,000**

**13  
MIL**  
ANNUAL CROWNGATE  
FOOTFALL

**RESIDENTIAL  
CATCHMENT**



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