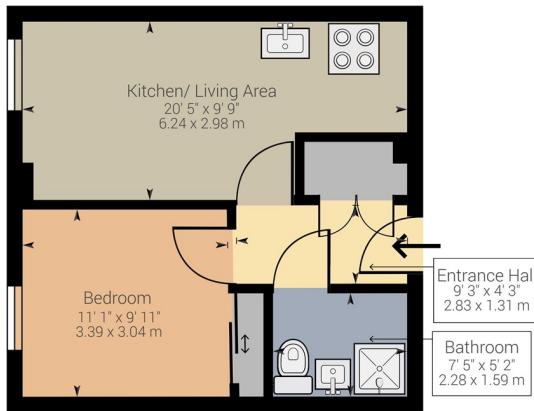


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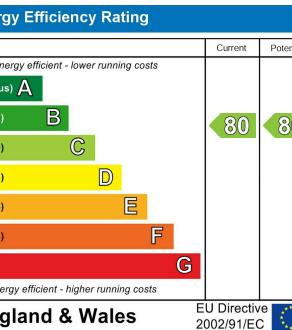
Approximate net internal area: 399.5 ft² / 37.11 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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EDEN MIDCALF
SALES & LETTINGS

42 Hagley Road
Stourbridge
West Midlands
DY8 1QD



01384 443434
lettings@edenmidcalf.co.uk
<https://www.edenmidcalf.co.uk/us/>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck.