

# TO LET

SUITES 4B & 6 EMPIRE COURT, PROSPECT HILL, REDDITCH, B97 4DA



**523 – 1,737 SQ FT**  
**BREATHTAKING OFFICES**

- HISTORIC LANDMARK BUILDING
- GAS CENTRAL HEATING
- EXQUISITE FINISHES
- CAN BE COMBINED
- GENEROUS PRIVATE CAR PARKING
- NEW LEASE

**FROM £6,000 PER ANNUM**  
**(NO VAT)**

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Prospect Hill, the former Birmingham main road A441, is one of the Town's principal local commuting routes at the head of which are St Stephens House and Grosvenor House. Just opposite, and slightly uphill of the new McCarthy and Stone is a short Victorian cul-de-sac, Albert Street.

Empire Court is part of the historic Listed British Mills complex made famous in the best-selling novel Young Jethro by Redditch author Roy Clews.

It's north, south and east-facing elevations dominate Albert Street, a handsome fully refurbished, 3-storey, red brick building interspersed with elegant cast iron curved headed windows.

Internally, the Suites are predominantly open-plan, with Private Office/Meeting Rooms and Kitchenette.

There are separate male and female WCs on all floors.

Suite 4b – 523 sq ft (NIA) located on the 1<sup>st</sup> Floor. 2 car parking spaces are included.

Suite 6 – 1,214 sq ft (NIA) located on the 1<sup>st</sup> Floor. 4 car parking spaces are included.

Suites 4b and 6 are interconnecting and can be combined to create 1,737 sq ft.

### RENT

Suite 4b £6,000 Per Annum

Suite 6 £12,140 plus VAT per annum

### RATEABLE VALUE

Suite 4B: £3,100

Suite 6: £6,300

### SERVICE CHARGE

For cleaning, maintenance and repair of common parts, pro rate, circa £3.00 psf

### TENURE

An Assignment or new Business Lease for a term of 3 or more

### LEGAL FEES

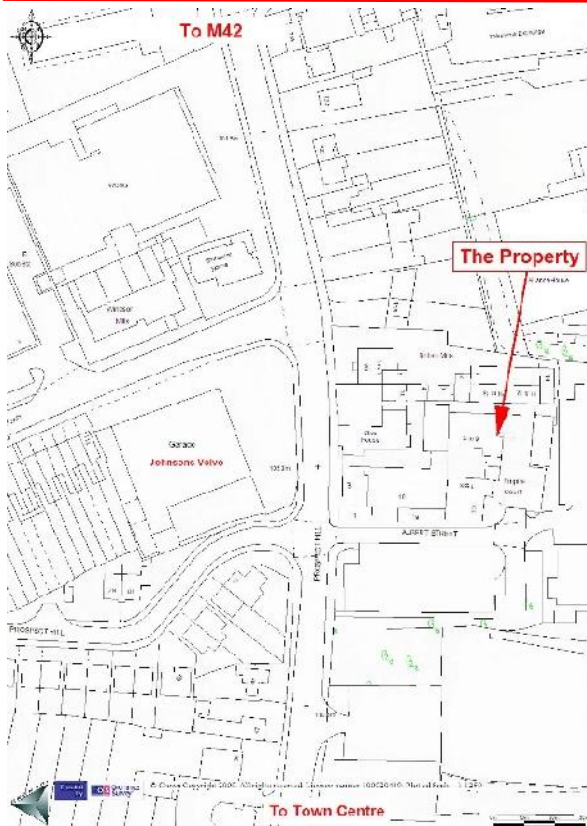
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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