

**For Sale**

**Self-contained office building**

**8 & 9 The Oaks,  
Clews Road,  
Redditch,  
B98 7ST**



**Approximately 2,963 sq ft (275.27 sq m)**

- Excellent on-site car parking
- Self-contained office building
- Local amenities
- Excellent links to road network

## Location

The building occupies a prominent position on The Oaks Business Centre, with frontage to Coldfield Drive and Clews Road.

The Oaks Business Centre is an established office development situated 3 miles to the south of Redditch Town Centre, with frontage to Alcester Highway (A441) and Coldfield Drive. Redditch Town Centre and railway station are just 6 minutes' drive, with Junction 2 of the M42 located 5.5 miles away giving excellent access to the Midlands motorway network.

## Description

Self-contained, semi-detached office building located in the courtyard setting with dedicated on-site car parking.

Features include:

- Open plan offices
- Radiator central heating
- Suspended ceilings with recessed Category II lighting
- Male and female WCs
- Carpeted and decorated throughout

## Accommodation

| Description | Sq Ft | Sq M   |
|-------------|-------|--------|
| Units 8 & 9 | 2,963 | 275.27 |

## Car Parking

The property has 12 allocated car parking spaces.

## Tenure

Available on a new fully repairing and insuring lease.

## Price

On application.

## Estate Charge

The units pay a contribution towards the upkeep of all external areas. The approximate cost for each building is £1,812 per annum inclusive.

## Business rates

The rates payable for the units are:

|               |                            |
|---------------|----------------------------|
| Unit 8 & 9    | £6,656 per annum (2018/19) |
| Units 12 & 13 | £6,553 per annum (2018/19) |

## EPC

C63.

## Viewings

Strictly by appointment with the joint agents.

**Malcolm Jones**

**KWB**

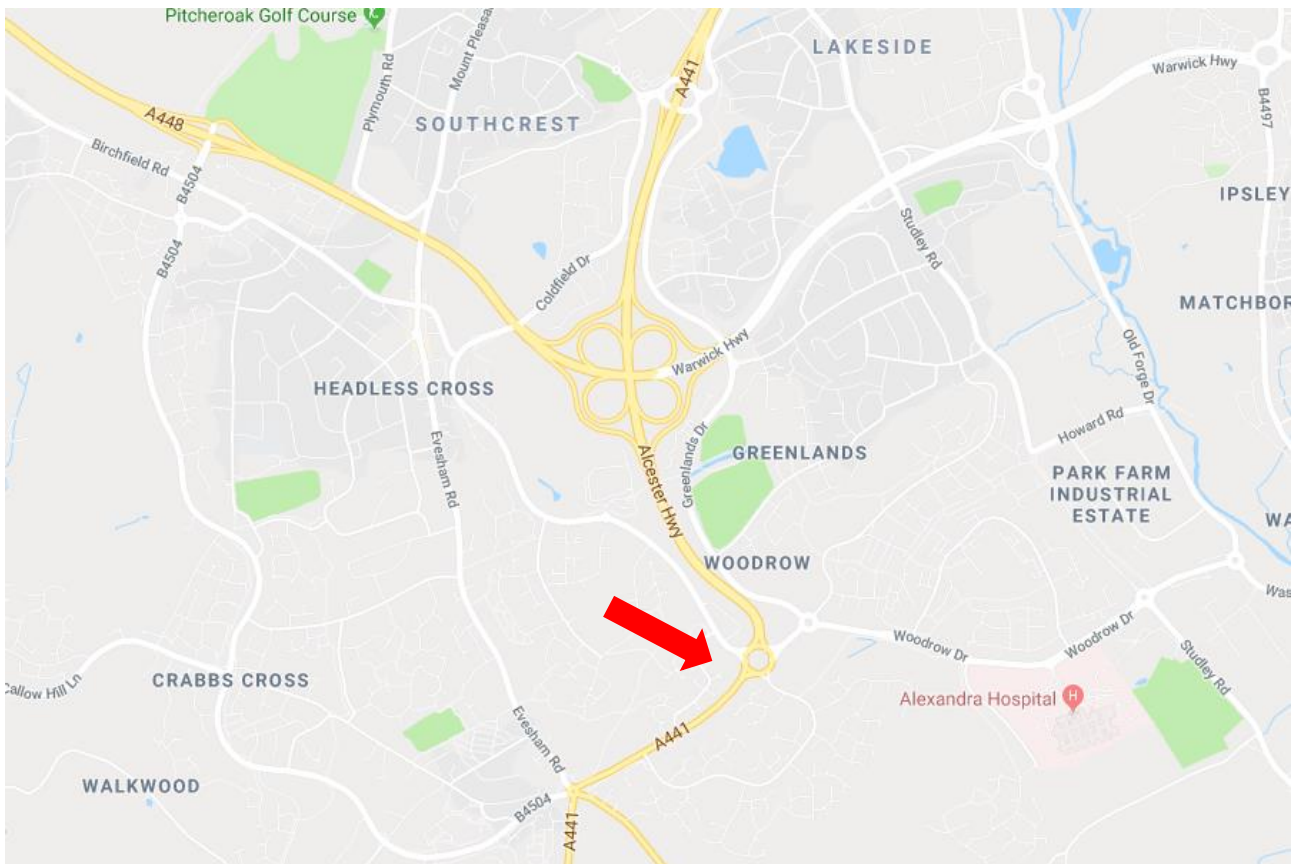
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