

FOR SALE

2 ARROW COURT, ADAMS WAY
SPRINGFIELD BUSINESS PARK, ALCESTER, B49 6PU



OFFICE PREMISES

1,924 sq ft (178.79 sq m) (Approx. IPMS 3 - Offices)

- 1.5 miles from Alcester town centre
- Self-contained
- 8 car parking spaces

LOCATION

The property is located on Arrow Court which forms part of Springfield Business Park and is accessed from Arden Road B4089 via Adams Way in Alcester.

Alcester town centre is approx. 1.5-mile South, Redditch is approx. 8 miles North, Birmingham is approx. 20 miles North and Worcester is approx. 20 miles West.

Motorway access is provided at Junction 3 of the M42 approx. 10 miles North, which in turn provides access to both M5 and M40. Alternatively, Junction 16 of the M40 is approx. 11 miles North East.

DESCRIPTION

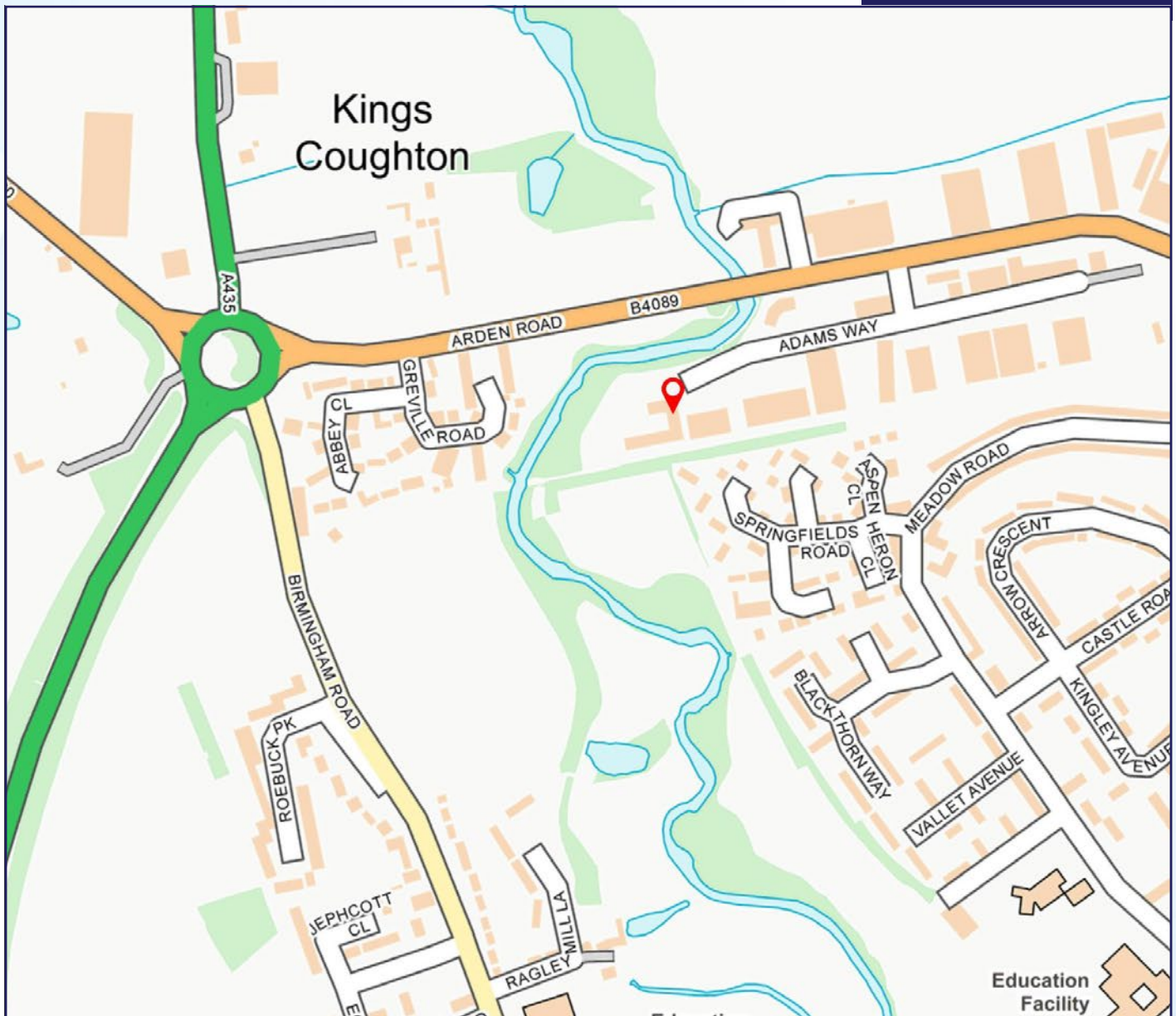
The property comprises a mid-terraced ground floor office suite within a two-storey brick-built courtyard office development with 8 self-contained suites.

The property has it's own entrance directly from the car park and provides an open plan office with cellular offices, kitchenette and separate male, female and disabled W.C facilities.

In terms of specification, the property benefits from suspended ceilings with recessed lighting, radiator heating and carpet flooring.

Externally, a block-paved car park is provided with 8 designated car parking spaces.

POSTCODE: B49 6PU



ACCOMMODATION

| | SQ M | SQ FT |
|---|---------------|--------------|
| TOTAL Approx. Total IPMS 3 - Offices | 178.79 | 1,924 |

TENURE

The property is available on a long leasehold basis.

The property is held on a 200-year ground lease from 24th June 2002 (approx. 183 years unexpired) at a peppercorn rental.

PRICE

£250,000 (exclusive)

BUSINESS RATES

Rateable Value (2017) - £15,250

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas. Further details available upon request.

EPC

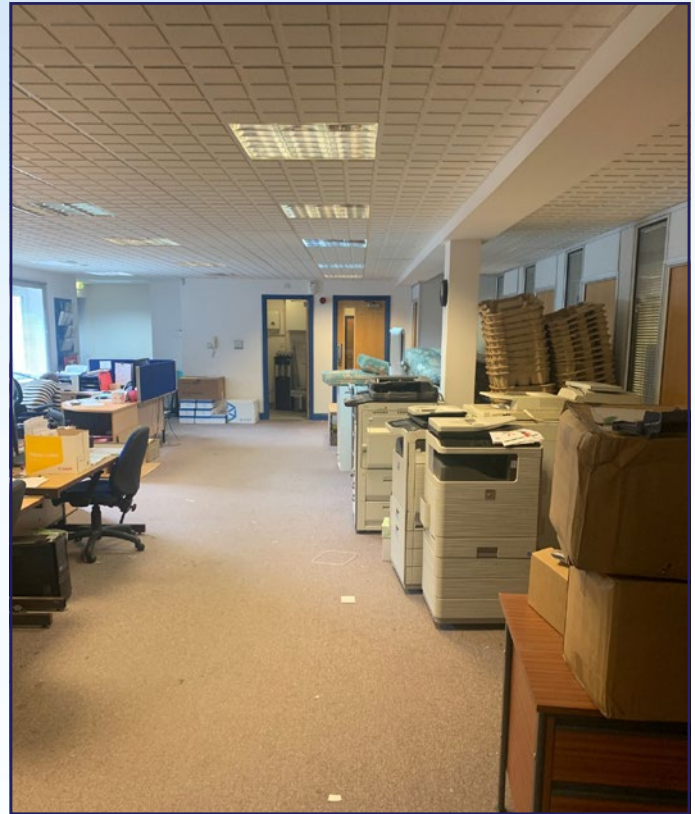
EPC rating - C (56)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.



MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable

VIEWING Strictly via sole agents

Sara Garratt

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SUBJECT TO CONTRACT Ref: G6327 Date: 09/19

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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