



A self-contained, two storey office building benefiting from good communication links  
and allocated car parking

## 6 The Oaks

Clews Road, Redditch, B98 7ST

Office

**TO LET**

**1,289 sq ft**

(119.75 sq m)

- Self-contained office building
- Allocated car parking immediately in front of the building
- Easy access to Redditch town centre
- Approx 5.5 miles from junction 2 of the M42 motorway

# 6 The Oaks, Clews Road, Redditch, B98 7ST

## Summary

Available Size	1,289 sq ft
Rent	£15,000 per annum
Rates Payable	£2.32 per sq ft
Rateable Value	£6,000
Service Charge	£0.47 per sq ft
EPC Rating	D (81)

## Specification

Unit 6 The Oaks is well specified with modern suspended ceilings, natural ventilation, gas central heating and double glazing.

## Location

Unit 6 The Oaks provides a self-contained office building to let in Redditch, within easy reach of Bromsgrove, Solihull and South Birmingham.

The office development at Clews Road is an established business location situated 3 miles to the south of Redditch town centre, with frontage to the Alcester Highway (A441) and Coldfield Drive. It also benefits from two food outlets immediately on its doorstep.

Redditch town centre and railway station are just 6 minutes' drive away, with Junction 2 of the M42 approx 5.5 miles distant. Amenities within Redditch town centre include the Kingfisher Shopping Centre with a wide range of supermarkets, shops, bars restaurants and coffee shops.

## Description

Unit 6 The Oaks comprises a two storey, self-contained office building of modern office specification, benefiting from allocated car parking spaces immediately in front of the building.

## Accommodation

Unit 6 The Oaks comprises a two storey, self-contained office building of modern office specification, benefiting from allocated car parking spaces immediately in front of the building.

Name	Sq ft	Sq m	Availability
Unit - Unit 6 The Oaks	1,289	119.75	Available
<b>Total</b>	<b>1,289</b>	<b>119.75</b>	

## Terms

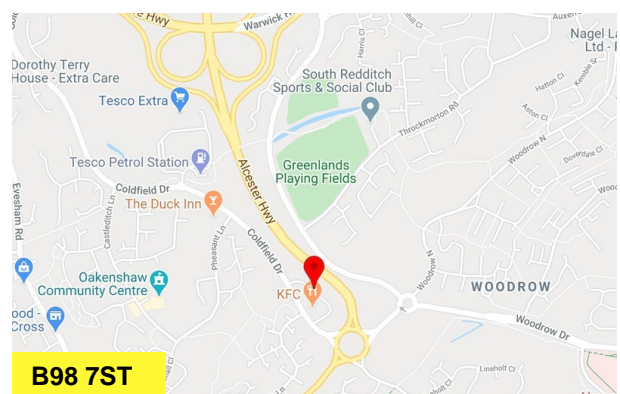
Available to rent on a new lease on terms to be negotiated

## Viewings

By prior appointment via the sole letting agents

## Anti-money laundering regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Viewing & Further Information

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