



TO LET
OFFICE PREMISES
PART GROUND, FIRST & SECOND FLOOR
PROSPECT HOUSE
CHURCH GREEN WEST
REDDITCH
B97 4BD



161 sq. ft. - 1,552 sq. ft.
(14.93 sq. m. - 144.16 sq. m.)

Approx. Total IPMS 3 - Offices

* Town centre location

* Newly refurbished

▶ ▶ ▶ ▶ * Available as a whole or on a floor by floor basis



Location:

The property is located on Church Green West in Redditch Town Centre.

Birmingham City Centre is located approximately 15 miles North and national Motorway access is provided approximately 2 miles to the north via Junction 2 of the M42.

Redditch Bus and Train stations are located within 0.5 miles.

Description:

The property comprises a detached three-storey office building which has recently been refurbished.

Part of the ground floor is available and provides a single office including direct street access. Shared W.C and kitchen facilities are provided.

The first floor provides 4 separate offices with W.C. and kitchen facilities. The second floor, accessed via staircase, provides 3 further larger offices with W.C and kitchen facilities.

The offices are lit by a mixture of inset spot lights and fluorescent strip lighting, heated by gas central heating and carpeted or laminated throughout.

Office furniture is also available for use during occupation.

Accommodation:

	Sq. m.	Sq. ft.
Ground Floor	14.93	161
First Floor	65.28	703
Second Floor	63.95	688
Approx. Total IPMS 3 - Offices	144.16	1,552

Tenure:

The offices are available as a whole or on a floor by floor basis on a new internal repairing lease for a term of years to be agreed.

Rental:

From £10 per sq. ft. (exclusive)

Business Rates:

Rateable Value (2017) –

Part Ground Floor – To be separately assessed

First Floor - £5,300

Second Floor - £4,100

Service Charge:

A service charge is levied for maintenance and upkeep of the common areas.

Further information is available upon request from the Agents

EPC:

Rating: **D (88)**





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.

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 by prior appointment with the sole agents:

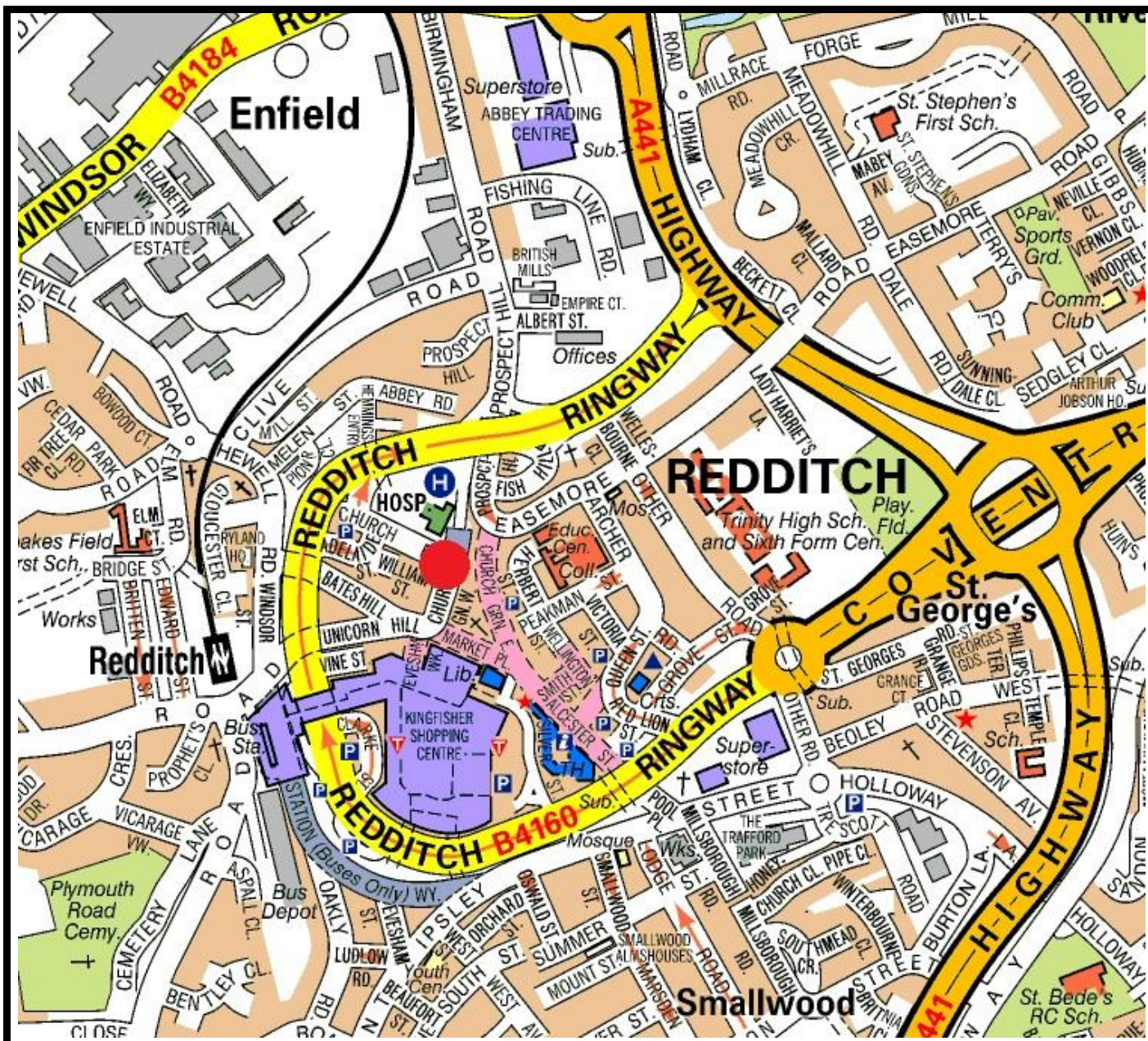
Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Sara Garratt
Email: Sara.garratt@harrislamb.com

Ref: G6084
Date: February 2019

Subject to Contract



Prospect House
 Church Green West
 Redditch
 B97 4BD



Not to Scale
 For identification purposes
 only.

harrislamb
 PROPERTY CONSULTANCY