



# TO LET

**3,150 sq ft (292.64 sq m)**

Self-contained office buildings

**Units 9 & 10 Chestnut Court,  
Jill Lane, Sambourne,  
Worcestershire,  
B96 6ES**

- Modern self-contained office buildings
- Stunning rural location
- Established office park

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0121 233 2330

# Property details – 9 & 10 Chestnut Court

## Description

Chestnut Court is a new development of 20 high quality offices and are located in an ideal rural setting on the Worcestershire/Stratford border. The units were built to a high specification and benefit from the following:

- Comfort cooling
- Compartmental perimeter trunking for power, voice and data cabling
- Suspended ceilings with LG3 lighting
- Hardwood double-glazed high quality windows and doors
- Good quality decoration with carpet tiles throughout
- Fully automated gated environment with CCTV monitored system

Units 9 & 10 benefit from the previous tenants fit-out, which includes high quality partitioned offices/meeting room and a large kitchen area.

## Accommodation

Units 9 & 10 have been combined to provide an overall area of 3,150 sq ft over 2 floors with 10 on-site car parking spaces.

## Tenure

The building is available by way of a new lease.

## Rental

Rental based on £39,375 per annum exc.

## Legal costs

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

## VAT

The property is registered for VAT.

## EPC

TBC.

## Business rates

The property has a rateable value of £34,250.

## Car parking

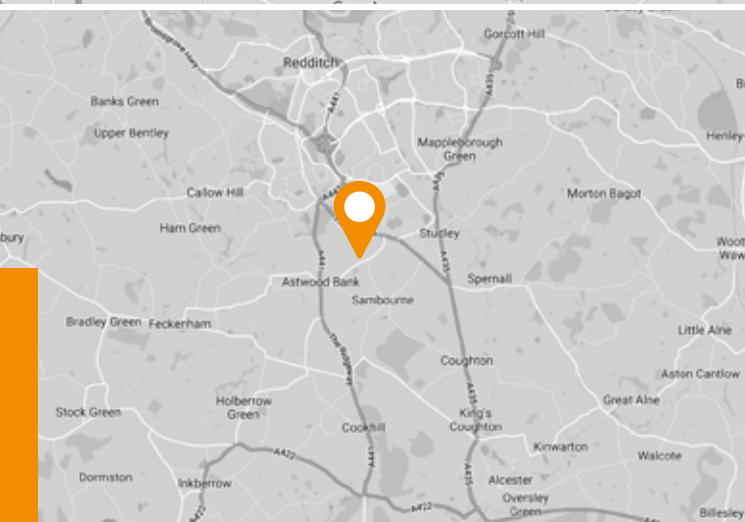
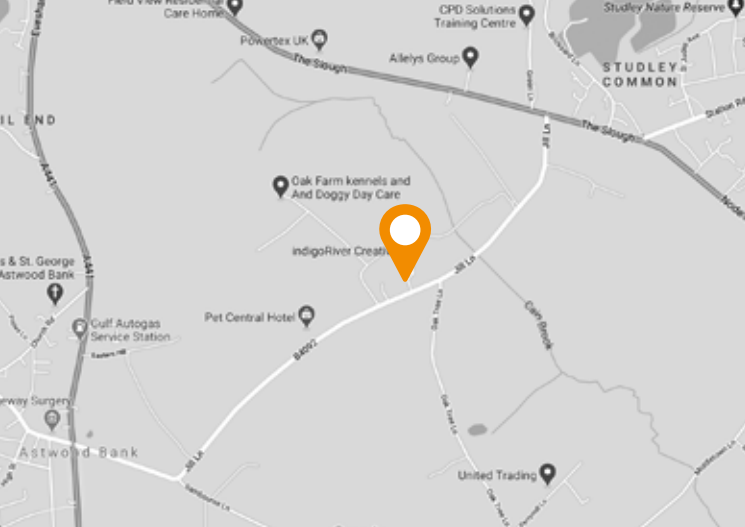
12 car parking spaces are available.

## Estate charge

An estate charge is levied to cover the maintenance of the common areas of the estate, which include the landscaping, external lighting, electric gates and CCTV.







# Location details

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Chestnut Court is located within Sambourne on Jill Lane, which provides direct access to the A448 Bromsgrove Road and the A441 Evesham Road. The scheme is located approximately 0.5 miles from Studley, 5 miles south of Redditch and 4.5 miles north of Alcester.

Just over 10 minutes' drive away, Junction 3 of the M42 offers an excellent link to the motorway network with the M42/M40 for Birmingham, Coventry and London and the M5. Redditch railway station is also located within 5 miles.



**For further information  
and to arrange a viewing,  
please contact:**

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