



**Unit 3, Ryelands Business Centre**  
Elmley Lovett



# TO LET - UNIT 3, RYELANDS BUSINESS CENTRE



**Unit 3, Ryelands Business Centre, Rylands Lane, Elmley Lovett, WR9 0PT**



**A two storey office building located in rural environment.**

- 2,386 sq ft (222 sq m)
- Well presented office building
- Pleasant rural working environment
- High level of parking on site
- Good fibre broadband connectivity



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# Well presented two storey office building in rural environment

## Location

Ryelands Business Centre is located in Elmley Lovett, just off the main A442 Droitwich to Kidderminster road.

The Business Centre is easily accessible from Droitwich, Worcester and Kidderminster, as well as Hartlebury from the A449. It is also conveniently located for Junction 5 of the M5 Motorway, which is approximately 7 miles away.

## Description

The Business Centre comprises both former agricultural units, which have been converted to offices and industrial units, as well as new builds.

Unit 3 comprises a two storey self contained office unit converted from a former agricultural barn. Internally, the building provides open plan office space across both the ground and first floors.

The first floor also comprises a private office, currently utilised by the existing tenant as the finance teams office, along with male, female and disabled WC facilities.

The second floor also provides a kitchen and a well apportioned boardroom, which could also be used as further office space.

Both floors provide LED lighting, part perimeter trunking and raised floor boxes on the ground floor. The building as a whole benefits from a good level of natural light.

## Accommodation

Unit	Sq M	Sq Ft
3	222	2,386

## Guide Rent

On application.

## Tenure

The property is available to let by way of a new formal FRI business lease, subject to satisfactory references.

## Business Rates

Rateable Value £17,500  
Rates Payable £8,592.50

2019/2020 Rates Payable 49.1p in the £.

## Services

We understand that mains services are available to the property, namely mains water, electricity and gas. Drainage is a sewerage treatment plant.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Legal Costs

A contribution will be payable towards the landlord's legal costs.

## Service Charge

The building forms part of a multi let estate and therefore the tenant will be responsible for the payment of a service charge. Further details available from the agent.

## EPC

Energy Performance Rating D.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

## Money Laundering

The successful tenant will be required to submit information to comply with Money Laundering Regulations.

## References

The successful tenant will need to provide a minimum three months deposit, subject to

covenant strength and two trade references for approval.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

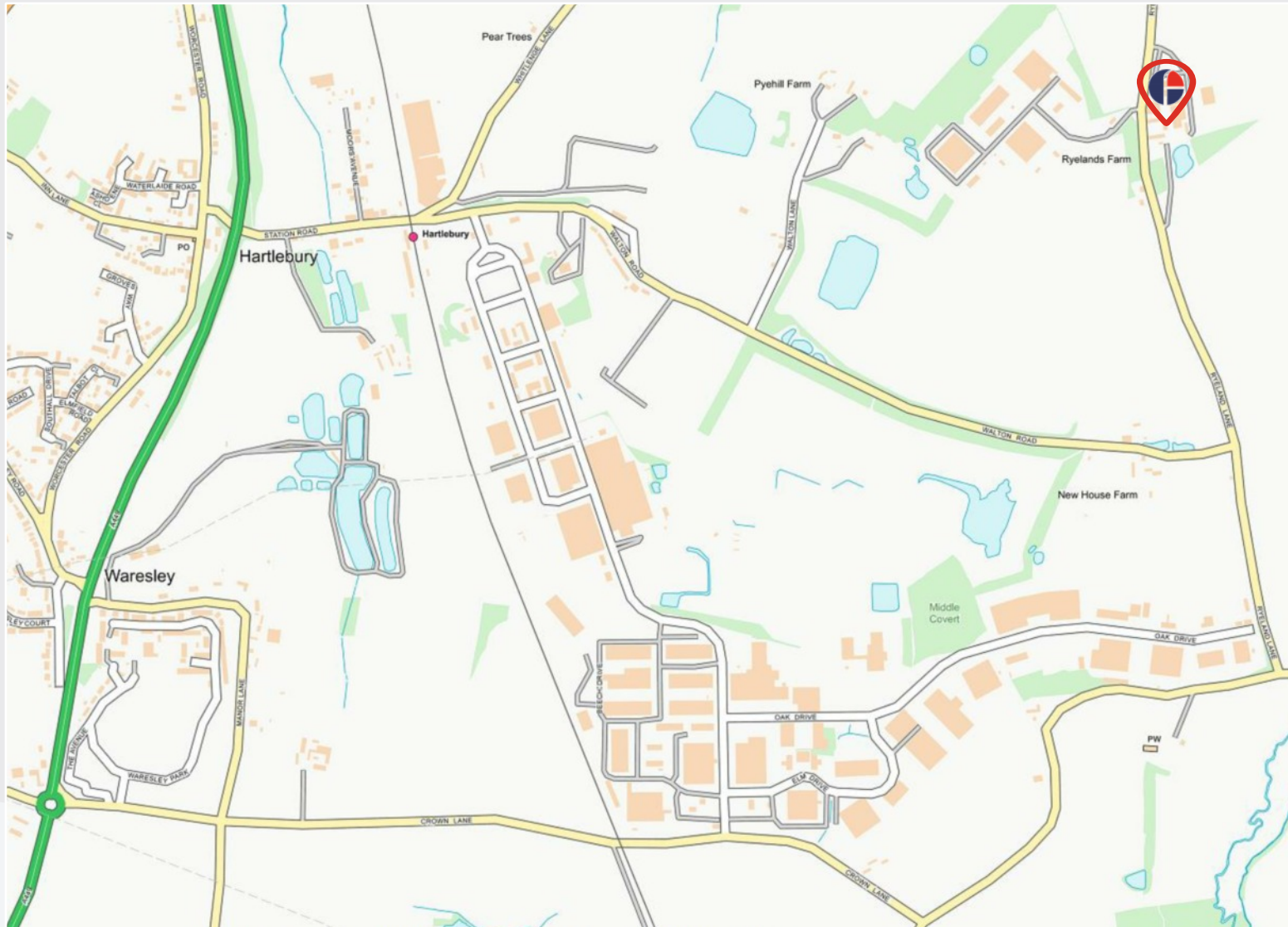
Strictly by prior arrangement with the agent.




Licence Number - 100022432 - Not to Scale




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 **Approximate Travel Distances**

 **Locations**


- Worcester 11.8 miles
- Kidderminster 5.8 miles
- Birmingham 20.3 miles

**Sat Nav Post Code**

- WR9 0PT

 **Nearest station**

- Hartlebury 1.4 miles

 **Nearest Airports**

- Birmingham Int 33.5 miles



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