



RAVENS COURT

1 HEDERA ROAD | RAVENSBANK BUSINESS PARK | REDDITCH B98 9EY

TO LET
High-Spec Office Building

COMPRISING
2,066 to 4,757 sq.ft. (192 to 442 sq.m.)

- Excellent access to Junction 3 (M42)
- Refurbished to a grade A specification
 - Ground floor suite
 - Exceptional on-site car parking



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For SATNAV please use postcode B98 9EY



LOCATION

The property is located on Hedera Road, a private estate road which links into Ravensbank Drive. In turn, this joins the A403 Coventry Highway which provides dual carriageway access to Junction 3 of the M42.

The building is situated within a landscaped business park within an established commercial area.

The property is a semi-detached office building built over two floors, situated on a self-contained site accessed via electric gates from Hedera Road.

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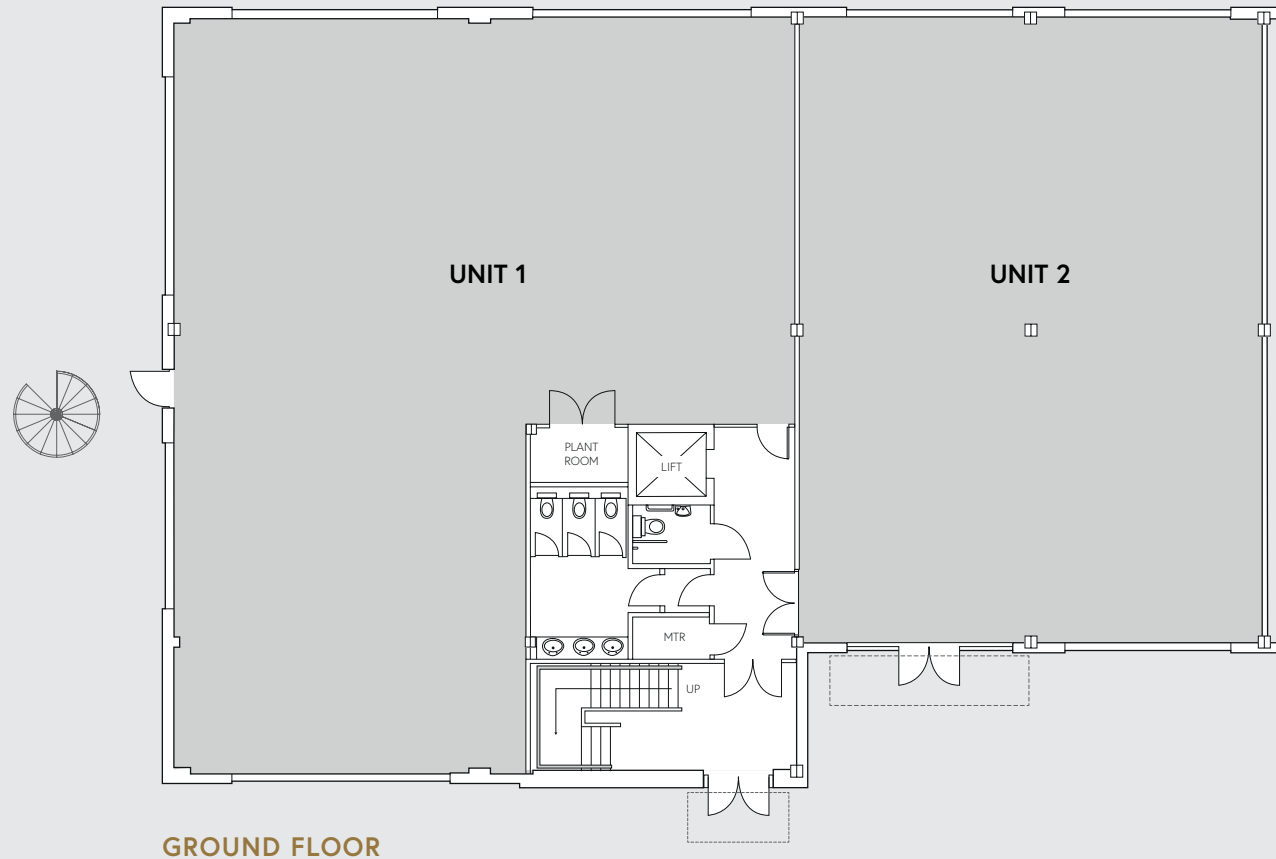
DESCRIPTION

The property has been extensively refurbished to provide the following:

- Raised access floor with busbar
- New LED lighting with daylight sensing
- New VRV air conditioning system
- Redecorated throughout
- New suspended ceiling with metal pan ceiling tiles
- Passenger lifts
- Refurbished Ladies and Gents WC's
- Landscaped entrance
- Clear open plan floor plates for maximum flexibility

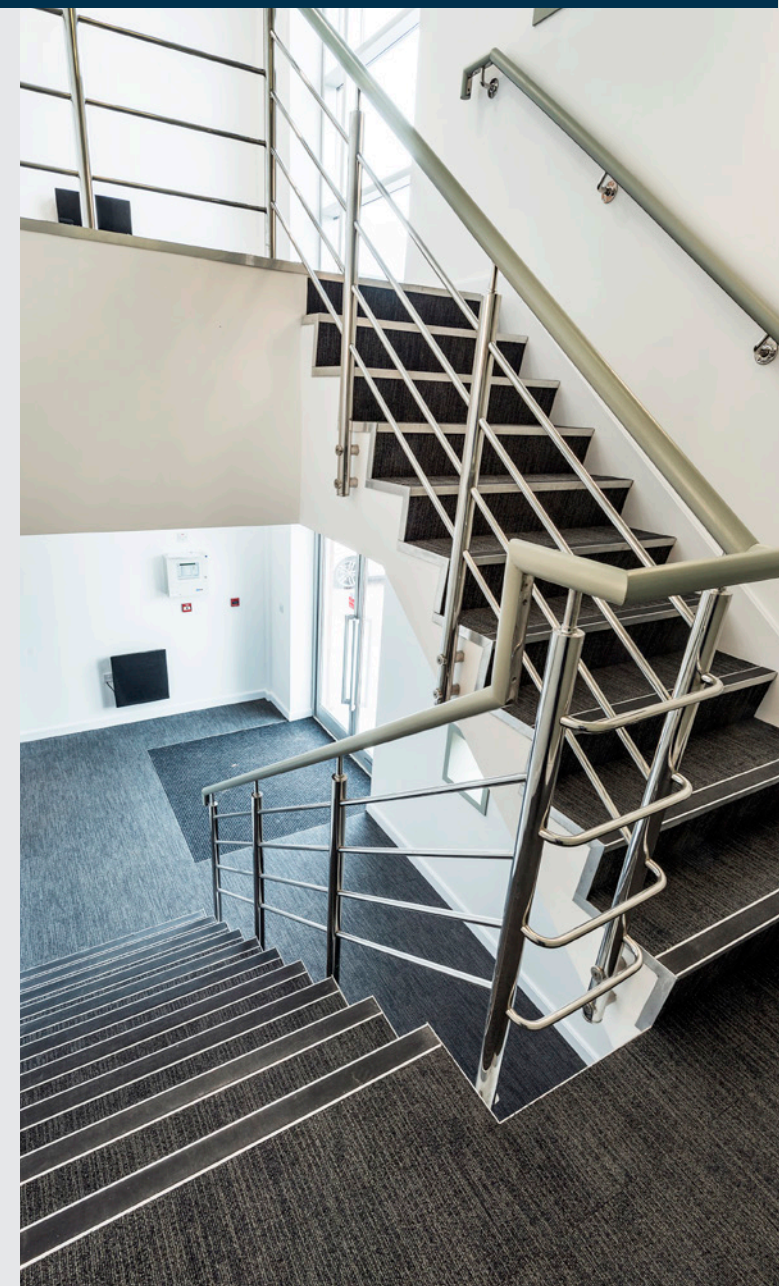
ACCOMMODATION

From 2,066 sq.ft. to 4,757 sq.ft.
(192 to 442 sq.m.)



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CAR PARKING

At a ratio of 1:196 sq.ft.

TENURE

A new lease on terms to be agreed.

RENT

On application.

SERVICE CHARGE

A service charge is levied for the upkeep of common areas. Further details available from the agents.

BUSINESS RATES

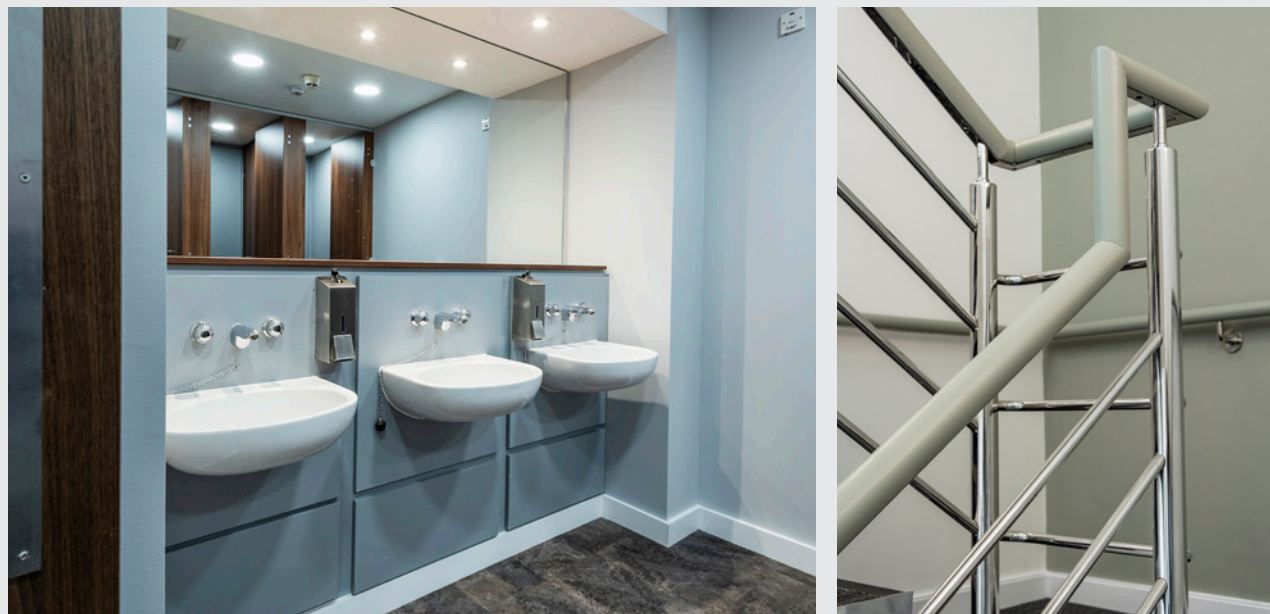
On application.

EPC

D98.

LEGAL COSTS

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



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VIEWINGS

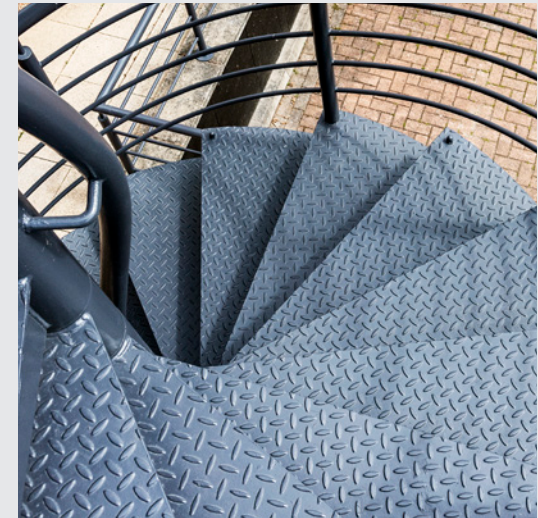
Strictly by appointment with our joint agents.

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Misrepresentations Act

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 - Conditions under which particulars are issued KWB and John Truslove for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

- (i) These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- (ii) KWB and John Truslove cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- (iii) No employee of KWB and John Truslove has authority to give any warranty to enter into any contract whatsoever in relation to the property.
- (iv) Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition. (v) Subject to Contract.