



**Superb modern offices**

**1948 - 3.896 SQFT NIA**

**3 Paper Mill, Drive, North Moons Moat, Redditch, B98 8QJ**

## 3 Paper Mill Drive, Redditch, Worcestershire, B98 8QJ

- SUPERB MODERN OFFICES
- AIR CONDITIONED
- GOOD CAR PARKING
- HIGH SPECIFICATION
- CLOSE TO M42

### Location

Redditch is located approximately 14 miles south of Birmingham, 12 miles south-west of Solihull and 8 miles east of Bromsgrove. The Town benefits from good road communications with Junction 2 and 3 of the M42 lying approximately 5 miles to the north.

Paper Mill Drive is situated one mile east of Redditch Town Centre and within 10 minutes drive of the M42.

### Description

The property comprises a modern office building situated in a attractive landscaped environment.

The property is finished to a high specification throughout including:

Suspended ceiling  
Recessed lighting  
Air conditioning  
Raised access flooring  
Refurbished WC and kitchenette facilities.  
Parking ration 1:240 sqft

The available suites open off attractive central staircase and lift.

### Accommodation

Current available suites:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

First Floor - 3896 sqft  
Part Second Floor - 1948 sqft

Total NIA 5844 sqft

### Services

All mains services are available

### Tenure

Suites are available on new standard business leases for terms of 5 or more years.

### Rent

Rent from £10.00psf plus VAT

### Service Charge

The Tenants will contribute towards the Landlords service charge so cover communal costs.

### Rateable Value

First Floor - £34,500  
Second Floor - TBC

### EPC

C(55)

### Viewing

Strictly by appointment with our reception on 01527 584242

### Area Map

