



**High Quality Office Suites**

**1,756 TO 4,253 SQ FT (163 - 395 SQ M) NIA**

**Suite 4 Croft House Moons Moat Drive, Redditch, B98 9HN**

# To Let

- 1,756 TO 4,253SQFT (163 - 395 SQM) NIA
- RECENTLY REFURBISHED
- 5 MINUTES M42
- FIRST FLOOR
- ALLOCATED PARKING
- AVAILABLE IMMEDIATELY

## DESCRIPTION

Croft House is a prominent detached two-storey Office adjacent to Coventry Highway (A4023). The properties in the vicinity are a mix of office and high quality warehouse units with McDonalds, Subway and Greggs in close proximity.

North Moons Moat is considered the prime commercial location in Redditch due to its convenience for access to the M42, which is within a 5 minute drive via the A435.

## ACCOMMODATION

Suite 3 comprises a self-contained first floor Office Suite, having a Net Internal Area (NIA) of 2,497sqft and is accessed via a dedicated Entrance Lobby leading to an Open Plan Suite, with a Server Room, Kitchenette and separate male and female WCs.

Suite 4 - Under Offer

The Property is fitted to a good standard, with LED lighting, raised access floor and gas-fired central heating.

Externally, Suite 3 has 9 allocated car parking spaces. Suite 4 benefits from 6 parking spaces.

## SERVICES

All mains services are available.



## RATEABLE VALUE

Suite 3 - £22,000

Suite 4 - £10,500 and £5,200 (Small Business Rate Relief potentially available)

## TENURE

The premises are available by way of a New Lease for a term of 3 or more years.

## RENT

Suite 3 - £20,000 plus VAT

Suite 4 - Under offer

## LEGAL COSTS

Each party to bear their own costs.

## SERVICE CHARGE

Tenant to contribute towards Service Charge for the maintenance of communal areas.

## EPC

Suite 3 – Band B (47)

Suite 4 – Band B (48)

## VIEWING

Strictly by appointment with our Reception on 01527 584242.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all Purchasers and Tenants.

## Area Map



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.