



## TOWN CENTRE OFFICES

492 SQFT NIA

Shrubbery House 47 Prospect Hill, Redditch, B97 4BS



# To Let

- **PROMINENT CENTRAL LOCATION**
- **AIR CONDITIONED & CENTRAL HEATING**
- **NEW LEASE**
- **AMPLE PARKING**
- **EASY ACCESS TO M42**
- **AVAILABLE IMMEDIATELY.**

## DESCRIPTION

Prospect Hill is the former A441 Redditch-Birmingham main road just north of the Town Centre. It is a particularly busy 2-way local commuting route, with a mixture of commercial and, to a lesser extent, residential property frontages. On-street parking is available.

It owes its regard as a business location to two Office Blocks, St Stephen's House and Grosvenor House, which are at its summit. In addition, Prospect Hill has attracted Chartered Architects, Insurance Brokers and Chartered Accountants.

## ACCOMMODATION

Fitted out to a high standard with air-conditioning and gas central-heating. All lighting is to Category 2 standard with telephone points and Category 5 data points already installed. Carpeted throughout and vertical blinds to most windows.

The offices consist of Ground Floor Reception, cloakrooms and kitchen, stairs ascending to a further two offices on the first floor.

The net floor area is 492 sqft.

Outside:- On site parking for 4 cars. Additional parking may be available by way of negotiations.

## SERVICES

All main services are connected.

## RENT

£6000 pa

## RATEABLE VALUE

Not separately assessed and to be apportioned pro-rata based on the floor area leased.

## LEASE

A flexible term from 3 years upwards, on full repairing and insuring terms, contracted out of the Landlord and Tenant Act 1954.

## LEGAL FEES

Each party to bear their own fees.

## EPC

TBC

## POSSESSION

As soon as legal formalities permit.

## VIEWING

Strictly by appointment with our Reception, please – 01527 584242.



## Area Map



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