



Prominent Historic Offices

2173 SQFT GROSS

Empire House 70 Prospect Hill, Redditch, B97 4BS

To Let / For Sale

- **PROMINENT HISTORIC OFFICES**
- **CHARACTER FINISHES**
- **CAR PARKING**
- **2173 SQFT GROSS**
- **CENTRAL HEATING**
- **FREEHOLD OR NEW LEASE**

Location

The premises forms part of one of Redditch's best known buildings, British Mills, which dominates the Prospect Hill/Albert Street intersection, opposite Johnson's Volvo car dealership, in Redditch Town Centre, just a short walking distance from the Kingfisher Shopping Centre and Market Square.

Communications to the town are excellent with access to junctions 2 & 3 of the M42, one 4 miles north of Redditch via the A441 and A435 respectively. Junction 3a of the M42 provides access to the M40 and is approximately 7 miles east. Junction 5 of the M5 provides access to Bristol and south-west and north via the M6.

Intercity Rail Services are available from Redditch via Birmingham, with an average time to London Euston of approximately 1 hour 35 minutes. The fast track direct link to Birmingham takes 40 minutes.

Birmingham International Airport is situated off the A45 at Junction 6 of the M42, approximately 20 miles north-east of Redditch Town Centre.

Description

Empire House is a west-facing, Stucco-rendered, two-storey Listed building, standing behind a shallow forecourt.

Internally, there are four separate Offices leading off the impressive central staircase, each having been refurbished to a high standard, but still maintaining their original character, with high ceilings and internal timber shutters on the large curve-headed windows, which provide a good supply of natural light.

Each office has gas-fired radiators, with close-fitted carpet tiles and fluorescent strip lights provided throughout the building.

Accommodation

Ground Floor

Reception - 149 sq ft
Office 3 - virtually square open-plan office 377 sq ft
Office 4 - open-plan office 266 sq ft
WC - 42 sq ft



First Floor

Landing - 152 sq ft
Office 1 - office with views onto Prospect Hill 385 sq ft
Office 2 - open-plan office, with windows on two sides 697 sq ft
Kitchenette - well fitted 71 sq ft
WC and Cloakroom - 47 sq ft

Total Gross Internal Area 2173 sq ft

Car Parking

There are up to 4 car parking spaces included. On-street parking is also available immediately outside and opposite.

Rateable Value

£14,250

Services

All Mains services are available.

Purchase Price

£250,000 plus VAT

Rent

£21,000 pa plus VAT

Tenure

Either Freehold or new Business Lease for term to be agreed.

Service Charge

In the event of a letting, the Tenant will be required to contribute towards the Landlords costs of maintaining common areas.

EPC

tbc

Legal Fees

Each Party to bear their own fees.

Viewing

Strictly by appointment with our reception.



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