



**Prominent Historic Offices**

**2173 SQFT GIA**

**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

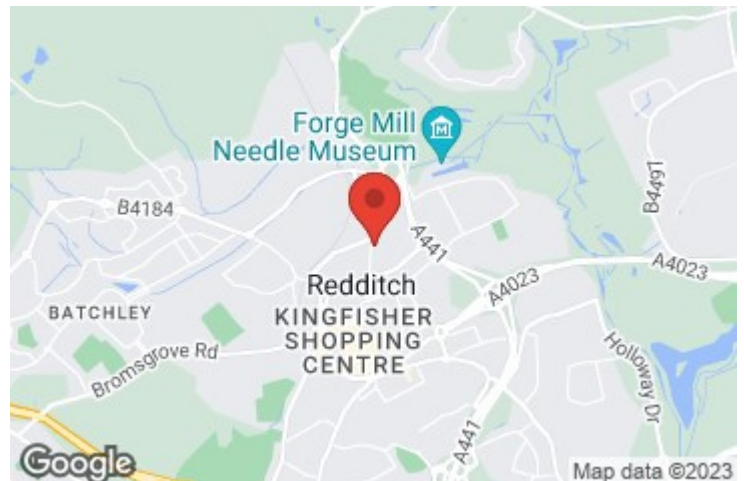
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## Legal Fees

Each Party to bear their own fees.

## Viewing

Strictly by appointment with our reception.



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