



## Flexible Office Space

762 SQ FT (71 SQ M)

First Floor, Former Court Suites, Church Road, Redditch,  
B97 4AB



# To Let

- **PROMINENT TOWN CENTRE BUILDING**
- **UNIQUE OPPORTUNITY**
- **FLEXIBLE LEASE**
- **24 HOUR ACCESS**
- **WELL SPECIFIED**
- **AVAILABLE IMMEDIATELY**

## Location

The former County Court is located at the junction of Church Road and Adelaide Street, which link the Redditch Ringway (B4160) with Church Green, the centre of the Town.

The Property is directly opposite the former bus depot, now occupied by Newtown Packaging, with the bus and train stations within two minutes' walk.

## Description

The Property Comprises First Floor Offices at the former County Court, which is of red brick construction with stone detailing.

Internally, the Offices are currently configured as individual self-contained rooms which benefit from 24/7 access.

## Accommodation

The Offices are well specified and benefit from natural light, with Open Plan Suites and Private Offices, plus a Canteen and separate male and female WCs.

## Rent

£12,000 Per Annum (inclusive of utilities).

## Deposit

Subject to Covenant

## Rateable Value

£12,000 - 100% Small Business Rate Relief potentially available.

## Services

All mains services are available.

## EPC

Band D-78

## Tenure

The Landlord has a Standard Tenancy Agreement which allows quick access, with flexible leases being available.

## Legal Fees

Each party to bear their own fees.

## Viewing

Strictly by appointment with our office - 01527 584 242.



## Area Map



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