

Quality Modern Offices

NET FLOOR AREA 816 SQFT

**First Floor, 3 Hepworth Park, Brook Street, Lakeside,
Redditch, B98 8NG**

To Let

- HIGH SPECIFICATION
- 5 CAR PARKING SPACES
- CONVENIENT LOCATION
- AIR-CONDITIONED
- EASY ACCESS TO M42
- FLEXIBLE TERMS

Location

Brook Street is off Arrow Road North in Lakeside and is an interesting mixture of New Town and Old Town Commercial Properties. Hepworth Park is a development of seven Warehouse/Industrial Units constructed in 2017.

Junctions 1 and 2 of the M42 are within easy access, both within 5 minutes' drive. Redditch Town Centre is some ½ mile to the west, home of the renowned Kingfisher Shopping Centre.

Description

Hepworth Park comprises a terrace of seven lofty Warehouse/Industrial Units, constructed this year. Unit 3 has been split to create an available First Floor Office Suite of 816 sq ft comprising open-plan Office, Meeting Room and Kitchenette. There is a communal Ground Floor WC available.

The Offices are finished to a high specification with suspended ceiling and inset LED lighting together with electric heating and ceiling mounted air-conditioning.

Externally, the Office benefits from 5 parking space

Tenure

Available by way of a new business lease for a term of 3 or more years

Rent

£9,500 per annum plus VAT

Rateable Value

£8,700

EPC

tbc

Legal Fees

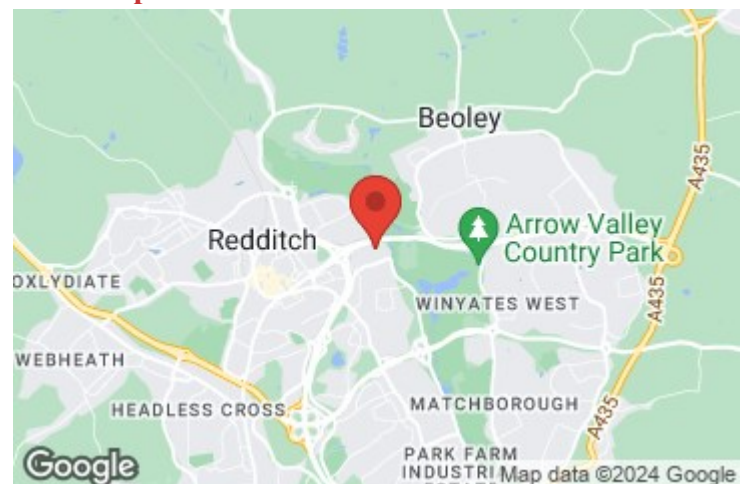
Each party to bear their own fees.

Viewing

Strictly by appointment with our reception - 01527 584242.



Area Map



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