







# HIGH QUALITY OFFICE 514 SQ FT NIA

Ground Floor 1 The Oaks, Clews Road, Redditch, B98 7ST

# To Let

- MODERN GROUND FLOOR OFFICE
- WELL SPECIFIED
- CONVENIENT LOCATION

- GAS-FIRED CENTRAL HEATING
- 2 CAR PARKING SPACES

#### Location

The Oaks Business Centre is an established Office Development, which occupies a prominent position between the Alcester Highway (A441) and Coldfield Drive.

Redditch Town Centre is some 2 miles to the north, with Junctions 2 & 3 of the M42 being approximately 5 miles away.

## **Description**

No. 1 The Oaks comprises a modern, two-storey, purpose-built Office at the end of a terrace of similar units. The Property is cavity brick and block construction with a ridged and pitched pantiled roof, with aluminium framed single glazed windows.

Internally, the Property is well specified, with good quality floor coverings and lighting and a gas-fired central heating system.

The available accommodation briefly comprises:-

Ground Floor – Open-Plan Office, Private Office, Kitchenette, built-in Storage and WC.

The total Net Internal Area (NIA) extends to approximately 514 sq ft (48 sq m)

Externally, the suite benefits from 2 allocated parking spaces.

#### **Tenure**

Standard Business Lease for a term of 3 or more years.

#### Rent

£7,500 Per Annum

#### Services

All mains services are connected.

#### Rateable Value

£4,750 - Small Business Rate Relief potentially available.

#### **EPC**

**TBC** 

#### **Legal Fees**

Each party to pay their own costs.

## Viewing

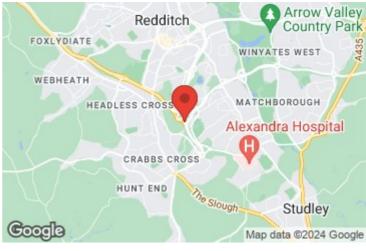
Strictly by appointment with our Reception on 01527 584242.

#### **Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all Purchasers and Tenants.



#### Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.