



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



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