



**TO LET / FOR SALE**  
**2,890 SQ FT (261 SQ M)**  
**12 & 13 The Oaks, Clews Road**  
Oakenshaw, Redditch, Worcestershire, B98 7ST

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- MODERN OFFICES
- GAS-FIRED CENTRAL HEATING
- CLASS E USE
- 12 CAR PARKING SPACES
- LED LIGHTS
- AVAILABLE IMMEDIATELY

### 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 north, with Junctions 2 & 3 of the M42 Motorway being approximately 5 miles away.

### Description

The Property is located within a terrace of similar modern two-storey purpose-built Offices.

The accommodation briefly comprises:-

Ground Floor – Entrance Hall; 2 No. Open-Plan Offices; Store; Kitchenette separate Male, Female and Disabled WCs.

First Floor – Two Open-Plan Offices; WC.

The Net Internal Area (NIA) is approximately 2,890 sq ft (269 sq m)

Fittings are well specified throughout, with suspended ceilings incorporating inset LED lighting. Central heating is provided via a gas-fired boiler.



### Tenure

Freehold or Leasehold

### Asking Rent

£34,500 per annum plus VAT – on the basis of a Full Repairing and Insuring Lease for a term of 3 or more years.

### Asking Price

£400,000 plus VAT

### Rateable Value

£13,250 - Small Business Rate Relief potentially available.

### Services

All mains services are connected.

### EPC

Band D (88)

### Viewings

Strictly by appointment with our Reception – 01527 584242.

### Area Map



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