



**Office**

**1636.00 SQ FT**

**FF Wing A Studley Point Redditch Road, Studley, B80 7AS**



# To Let / For Sale

- **PROMINENT POSITION**
- **AIR-CONDITIONING AND RAISED FLOORS**
- **AVAILALBE IMMEDIATELY**
- **EXTENSIVE PARKING**
- **COMMUNAL RECEPTION AND LIFT**

## LOCATION

Studley Point is located on Redditch Road, on the edge of the village of Studley, in a mixed residential and commercial area. Studley is to the south-east of Redditch, with Junction 3 of the M42 approximately 6 miles north.

## DESCRIPTION

Studley Point is a prominently positioned, high specification multi let office building benefitting from generous on-site parking. The communal reception is secured via an access control Intercom system, and there are excellent quality WC facilities, and a lift.

The suite has suspended ceilings with inset LG3 lighting linked to motion sensors.

There is extensive parking available on site.

## SERVICES

The Suite benefits from gas-fired central heating and comfort cooling throughout.

## SERVICE CHARGE

Circa £4.50 per sq ft inclusive of heating costs and repairs/maintenance to comfort cooling.

## RENT

£20,450 per annum

## RATEABLE VALUE

£20,000

## EPCS

Bands C-D

## 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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