



Turnpike Gate House

Alcester Heath ♦ Alcester ♦ Warwickshire ♦ B49 5JG



LANDMARK OFFICE BUILDING WITH INVESTMENT POTENTIAL

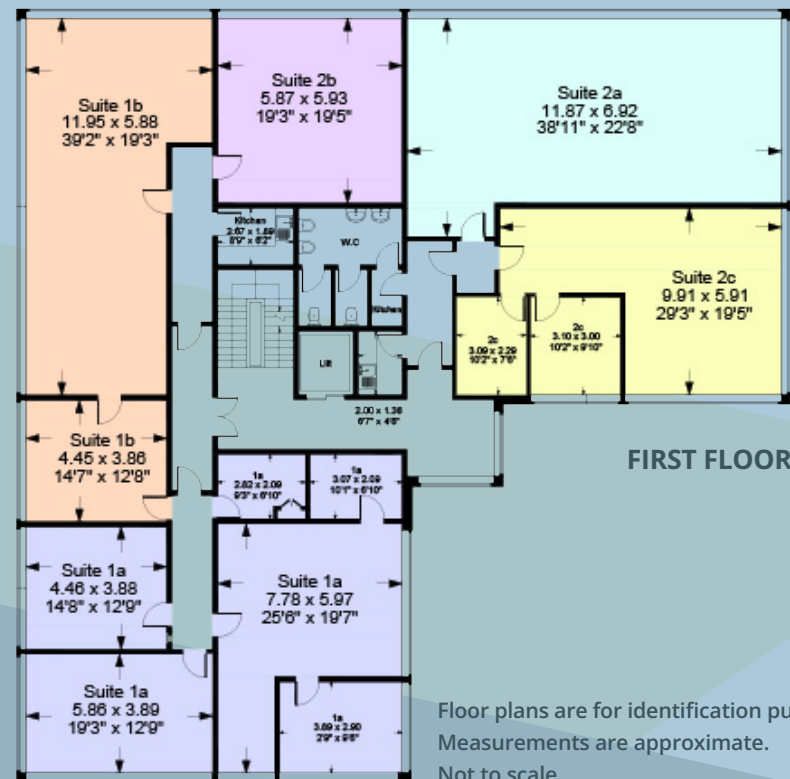
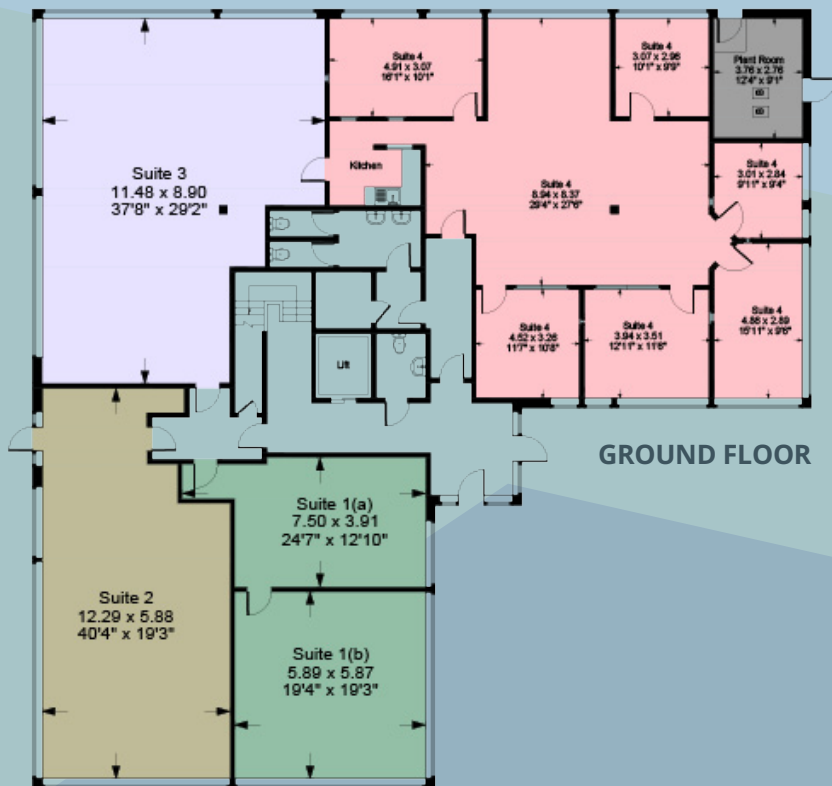
A LANDMARK ROADSIDE OFFICE BUILDING



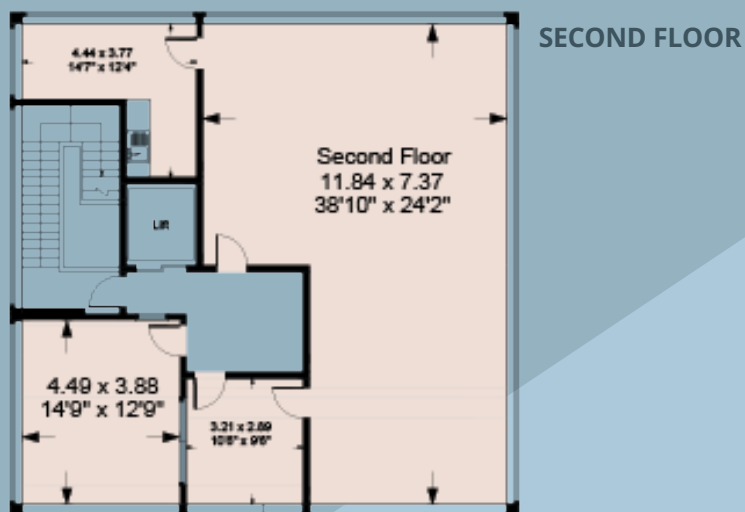
TURNPIKE GATE HOUSE

A landmark roadside office building situated in a prominent position on the outskirts of Alcester, Warwickshire occupying a plot of 0.54 acres. The building is set over three floors and is partly tenanted giving rental income and the opportunity for an owner occupier to use the balance of the space or let out further office rooms as required.

- Detached Attractive Building
- Roadside Location
- 0.54 acre Plot
- Building 8,701 sq ft (808.34 sq m) NIA
- Estimated Rental Value (ERV) £100,000 per annum
- Current Rental Income £67,676 per annum
- 53 Car Parking Spaces
- Refurbished Rooms Ready to Occupy or Let
- EPC - C
- Freehold
- Guide Price £1,100,000 + VAT



Floor plans are for identification purposes only.
Measurements are approximate.
Not to scale.



DESCRIPTION

Turnpike Office Building is a detached modern office set over three floors with a central staircase and lift facility. On the ground floor are four office suites, two of which are let out on occupational leases. There is a female WC, janitors' cupboard, plant room, disabled WC and common hallway leading to the lift and staircase.

On the first floor are five suites, four of which are let out with one vacant suite. There is also a WC facility and two kitchens on either side of the main lift shaft. On the second floor is a suite of offices let out to one occupier who have been in occupation for many years. Externally there is a generous car park with 53 parking spaces, landscaped borders and mature trees. All the common external and internal areas are maintained by the comprehensive service charge which is independently managed by a firm of Chartered Surveyors.





 **B49 5JG**
 vine.divisible.weekday

LOCATION

Heading to Alcester from the Studley direction the property is located off the main island where the Birmingham Road A435 and the B4090 meet at Alcester Heath. The site has an entrance to the Northwest off the B4090.

Town / City	Distance (miles)
Alcester (town centre)	1
Studley	3
Redditch	8
Stratford-upon-Avon	9
Evesham	12
Bromsgrove	12.5
Warwick	16.5
Worcester	19
Solihull	19
Birmingham	21

Motorway	Distance (miles)
J3 M42	9
J15 M40	15
J7 M5	18
J9 M5	23

SOURCE: RAC ROUTEPLANNER

VIEWING

For further information or to arrange a viewing contact:



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Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. MAY 2024.