

# FOR SALE

Freehold Headquarter Office  
Situated in a 1.7 Acre Site



**OSPREY HOUSE, ALBERT STREET, REDDITCH B97 4DE**

- Guide Price – £3,400,000  
For the sale of the freehold
- 29,941 sq ft (2,781.8 sq m) GIA
- Plot size of 1.7 acres which includes a large car park with 140 spaces
- Situated five miles south of Junctions 2 & 3 of the M42 motorway and 14 miles south of central Redditch
- Located 400m north of Redditch town centre and Redditch train station, which has a direct service to Birmingham New Street every 30 mins



**GJS | Dillon**

The Commercial Property Consultants

01527 872 525

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# OSPREY HOUSE, ALBERT STREET, REDDITCH B97 4DE

## Location

Redditch is located in north Worcestershire, approximately 14 miles south of Birmingham, 12 miles south west of Solihull and eight miles east of Bromsgrove. The town benefits from strong road communications with Junctions 2 and 3 of the M42 motorway lying approximately five miles to the north.

Osprey House lies approximately 500m north of Redditch town centre and Redditch train station, both of which are within walking distance along Prospect Hill. The building is situated just off the A441 (Alvechurch Highway), which provides direct access to Junction 2 of the M42. The area surrounding the building is characterised by a mix of residential and commercial occupation, including a number of similar office buildings and a Sainsburys supermarket.

## Description

Osprey House is a modern detached out of town office building that is situated over the ground, first and second floors, also offering a large onsite car parking provision. The property offers regular floor plates with the benefit of suspended ceilings, motion sensed LED lighting, full comfort cooling throughout and raised access flooring.

The property sits within a regular 1.7 acre site and has approximately 140 car parking spaces.

**Energy Performance Certificate (EPC)** – Available Upon Request

## Guide Price

£3,400,000 (Three Million and Four Hundred Thousand Pounds)

### Rating Assessment

Rateable Value of £255,000

### VAT

All prices are quoted exclusive of, but will be subject to VAT at the prevailing rate.

### Legal Costs

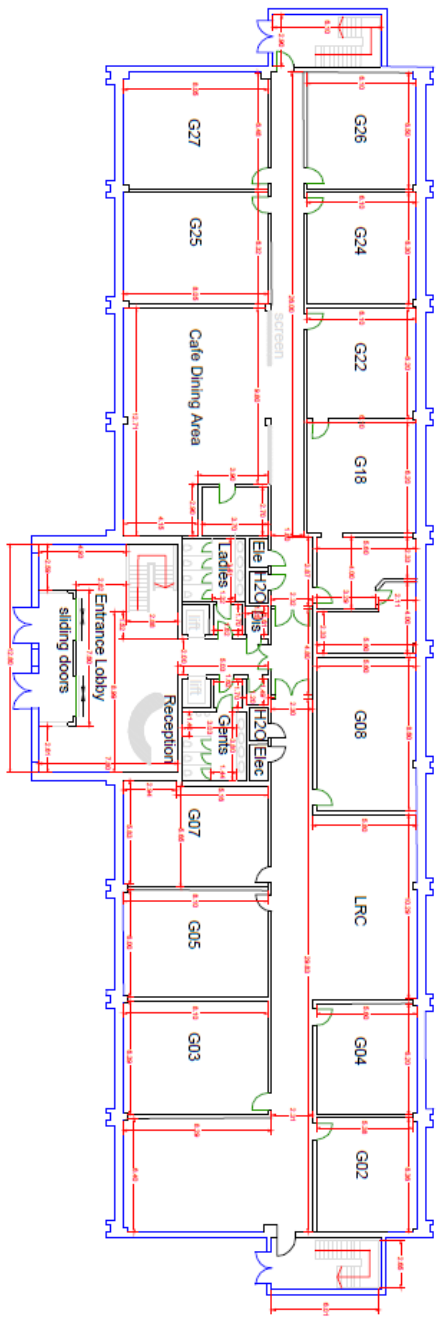
Each party are to be responsible for their own legal costs incurred in this transaction.

|              |                     |                     |
|--------------|---------------------|---------------------|
| Ground       | 9,734 sq ft         | 904.4 sq m          |
| First        | 9,734 sq ft         | 904.4 sq m          |
| Second       | 10,473 sq ft        | 973.0 sq m          |
| <b>Total</b> | <b>29,941 sq ft</b> | <b>2,781.8 sq m</b> |



## Tenure

The property is available freehold



**Viewing and further information:**  
call 01527 872 525

**Andrew Lewis, Director**  
andrewlewis@gjsdillon.co.uk  
07394 569 127

**Kyle Pugh**  
kylepugh@gjsdillon.co.uk  
07394 569 128

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and grants upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

