



**FOR SALE/TO LET**

**2,173 sq ft (201.87 sq m) GIA**

**Prominent Historic Offices**

**Empire House,  
70 Prospect Hill,  
Redditch,  
B97 4BS**

- Character finishes
- Car parking
- Central heating
- Freehold or new lease

[www.kwboffice.com](http://www.kwboffice.com)

0121 233 2330

# Property details – Empire House

## Description

Empire House is a west-facing, Stucco-rendered, two storey Grade II Listed building, standing behind a shallow forecourt.

Internally there are four separate offices leading off the impressive central staircase, each having been refurbished, but still maintaining their original character, with high ceilings and internal timber shutters on the large curve-headed windows, which provide good natural light.

Each office has gas fired radiators, with new close fitted carpet tiles and ceiling mounted LED lights provided throughout the building.

WCs are provided off half landings together with a kitchenette.

## Accommodation

Ground Floor	834 sq ft
First Floor	1,352 sq ft
<b>Total</b>	<b>2,173 sq ft GIA</b>

## Car Parking

There are 4 on site car parking spaces included. On street parking is also available together with contract spaces on the adjacent Prospect Hill car park.

## Business Rates

The property has a rateable value of £14,250 and rates payable of £7,110.75. This figure could be reduced if the occupier qualifies for small business rates relief. Further details are available from the local rating authority.

## Services

All mains services are available.

## Purchase Price

£250,000 plus VAT.

## Anti Money Laundering

In accordance with AML regulations, the purchaser will need to provide information to include proof of identity and source of funding to complete the purchase.

## Rent

£21,000 per annum plus VAT.

## Tenure

The property is available either on a freehold basis or a new lease on terms to be agreed.

## Estate Charge

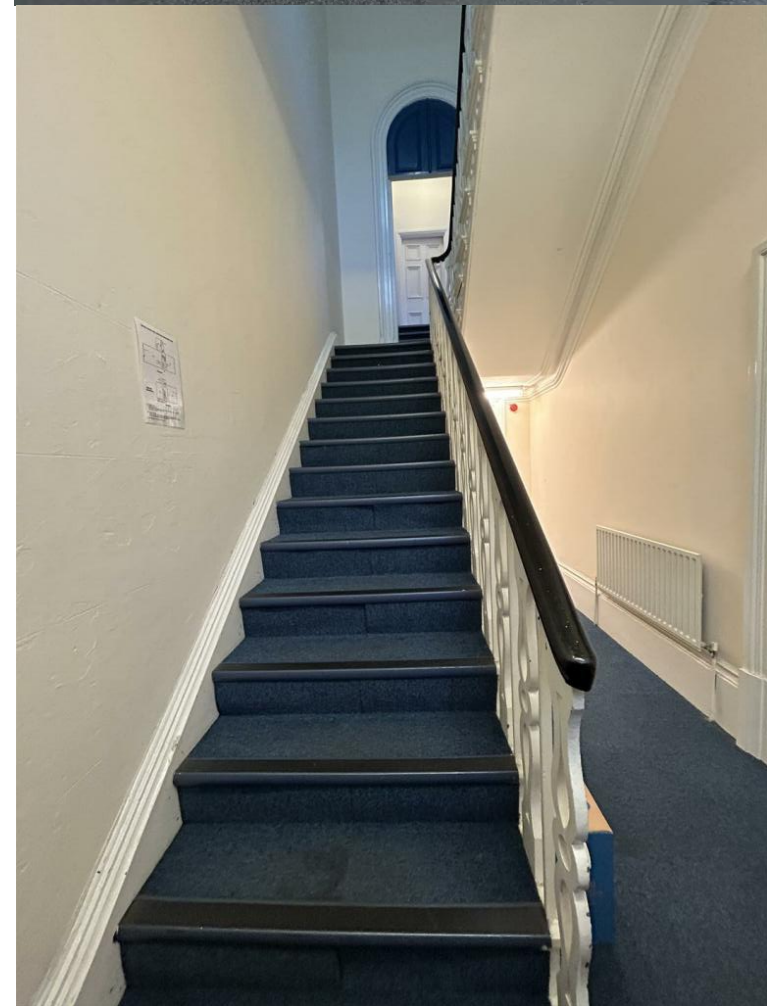
The occupier will be required to contribute towards the estate charge for the upkeep of communal areas. Further details from the agent.

## EPC

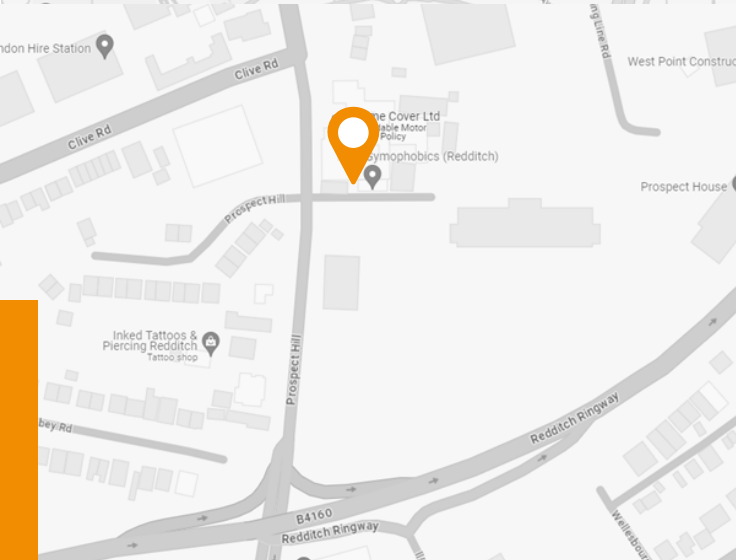
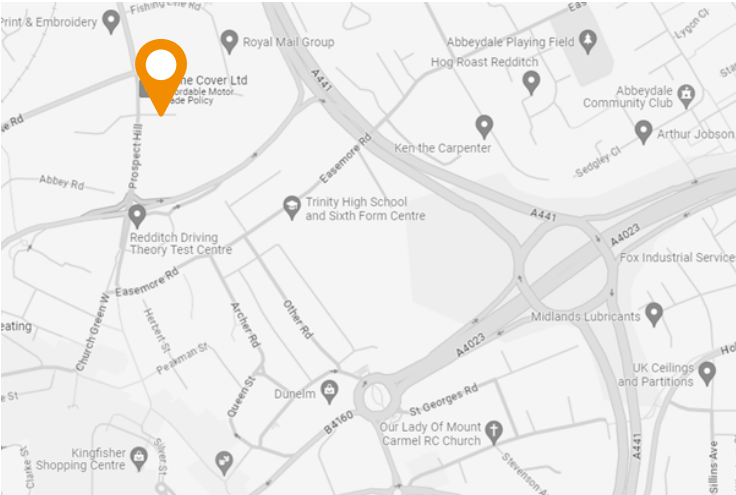
On request.

## Legal costs

Each to bear their own.







# Location details

**Empire House,  
70 Prospect Hill,  
Redditch,  
B97 4BS**

The premises forms part of one of Redditch's best known buildings, British Mills, which dominates the Prospect Hill/ Albert Street intersection, in Redditch Town Centre, just a short walking distance from the Kingfisher Shopping Centre and Market Square.

Communications to the town are excellent with access to junctions 2 & 3 of the M42, one 4 miles north of Redditch via the A441 and A435 respectively. Junction 3a of the M42 provides access to the M40 and is approximately 7 miles east. Junction 5 of the M5 provides access to Bristol and south-west and north via the M6.

Intercity Rail Services are available from Redditch via Birmingham, with an average time to London Euston of approximately 1 hour 35 minutes. The fast track direct link to Birmingham takes 40 minutes. Birmingham International Airport is situated off the A45 at Junction 6 of the M42, approximately 20 miles north-east of Redditch Town Centre.



**For further information  
and to arrange a viewing,  
please contact:**

**Malcolm Jones**

**0121 233 2330**

**07825 848 425**

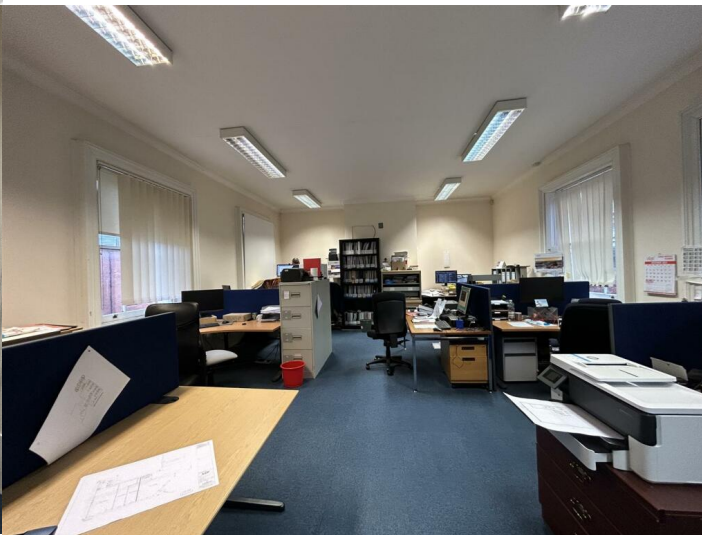
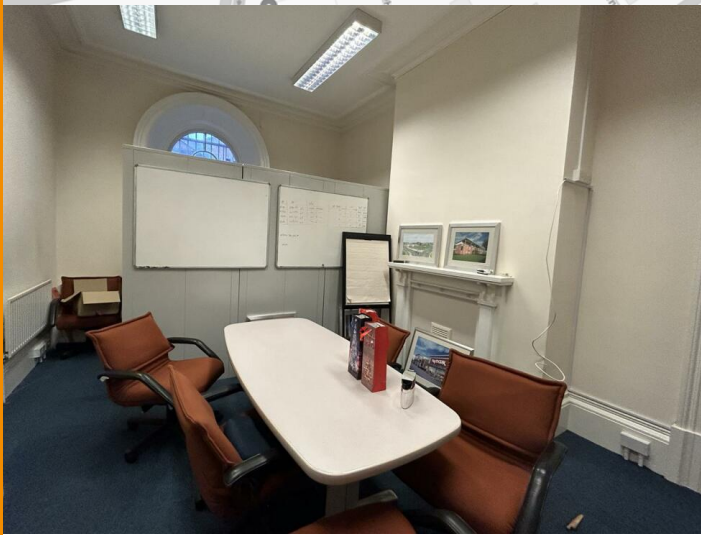
**[mjones@kwboffice.com](mailto:mjones@kwboffice.com)**

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**or our joint agents**

**John Truslove**

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