

The logo consists of the letters 'SW' in a bold, white, sans-serif font on a dark blue background.

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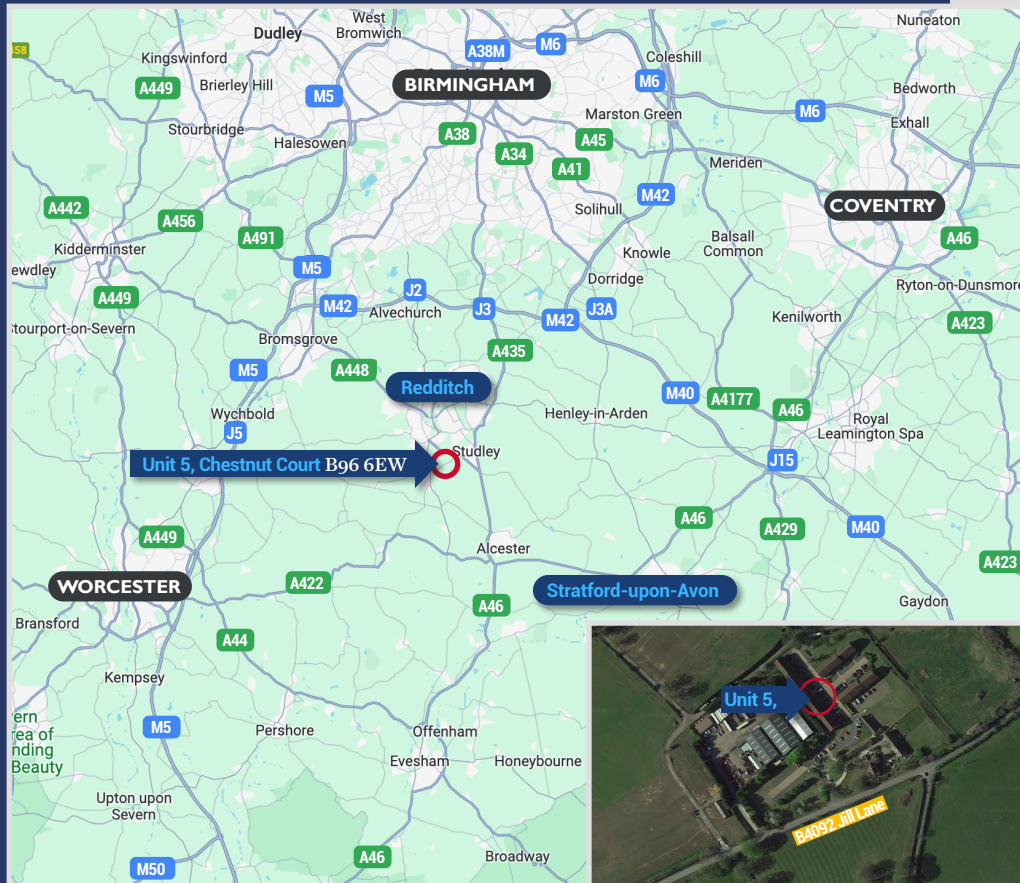
**FOR SALE**  
**Freehold**

- High quality office accommodation
- Business Park location
- 142.6 Sq M (1,535 Sq Ft)
- On behalf of the Administrators of DNT Company Ltd

**Unit 5**, Chestnut Court, **Jill Lane**, Sambourne, **Redditch**, B96 6EW

sw.co.uk

# Location



Chestnut Court is situated fronting, yet set back from, Jill Lane approximately 2.5 miles south of Redditch town centre being accessed off the main A448 Redditch to Stratford Road, close to the village of Sambourne.

Junction 2 of the M42 motorway is approximately 7 miles to the north and junction 5 of the M5 motorway is approximately 10 miles to the west with both motorways giving access to the Midlands motorway network.

# Site

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# Description

The property comprises an end of terrace two storey office building on a high quality business park with associated car parking areas. The business park was built in 2008 and the buildings themselves are of cavity brick and block construction with infill timber panels to the front elevation, surmounted by a pitched tiled roof.

The ground floor comprises a stud / glazed partitioned office and board room with male and female toilet facilities an open plan kitchen area, a server room and document storage. Stairs lead to the first floor which comprises an open plan office area with 3 x partitioned private offices. Externally, there is car parking immediately to the front for approximately 4 vehicles with a further single space located close to the entrance of the estate. A further 4 parking spaces are available for use under the terms of a 999 year lease (virtual freehold).



## Accommodation

Unit	SQ M	SQ FT
Ground Floor Offices	66.3	714
First Floor Offices	76.3	821
<b>TOTAL (NIA)</b>	<b>142.6</b>	<b>1,535</b>

## Services & Specification

The offices are fully decorated with high quality fittings and finishes throughout. The property has independent room temperature controls at each floor. Suspended ceilings to ground floor with recessed LG7 lighting. 2-compartment perimeter and floor trunking for power, voice and data cabling. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

High quality oak gable ends and cedar panels with all window and entrance doors being double-glazed with high quality hardwood timber frames. A disabled WC is provided. The estate is a fully automatic gated environment with security provided by a CCTV 24-hour monitored system. An annual service charge is levied in respect of shared areas and share services, further details are available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any sale.

## Energy Performance Certification

The building has been assessed as **A(18)**. A copy of the EPC certificate is available on request.

## VAT

Any figures agreed or quoted will be exclusive of VAT. The agents await confirmation of the VAT status of the building

## Planning

The property has planning consent for use as offices. At the time the buildings were constructed, this normally would have fallen under Use **Class B1 (offices)**. Enquiries regarding your proposed use of the property should be discussed with **Stratford-upon-Avon District Council**.

## Business Rates

The property is currently assessed for Business Rates with an April 2023 rateable value of **£20,250**.

## Tenure

The main office property and parking is held freehold under title number **WK444227**. In addition, a **999 year leasehold** interest provides an additional **4 car parking spaces**. Title documentation and a copy of the 999 year lease is available on request.

## Terms

The property is available with unconditional offers sought in excess of **£300,000**.

Please note that the Administrators of DNT Company Ltd will not offer any warranties or guarantees in respect of any sale, as is typical in the case of such transactions.

## Contacts



**Sanderson  
Weatherall**

For further information or to arrange a viewing, please contact:

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