

To Let

GJS | Dillon

The Commercial Property Consultants



62 Birchfield Road, Headless Cross, Redditch B97 4LH

Modern Detached Office

- 2,337 sq ft (217.13 sq m) NIA
- Two storey detached office
- Excellent onsite car parking – 20 spaces
- Open plan offices
- Board/meeting room facilities
- Raised access flooring
- Excellent links to the M42

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

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Location

Redditch is a town in north east Worcestershire that lies approximately 14 miles south of Birmingham and 13 miles north east of Worcester, with neighbouring towns of Bromsgrove and Droitwich lying nearby to the west.

Redditch has extremely good road communication links, with the Birmingham Road (A441) running north to Junction 2 of the M42 (five miles from the subject) and the A435 providing access to Junction 3 of the M42. Redditch is also served by the Bromsgrove Highway (A448) which runs north west to Bromsgrove and subsequently the A38 which provides direct access to the M5 motorway. Redditch also has a mainline railway station which provides direct links into Birmingham.

Description

The property is situated in the Headless Cross district of Redditch which lies one mile to the south of the town centre.

The property comprises a detached, modern, purpose-built office building with brick main wall construction surmounted by a pitched tiled roof. The property is arranged over two floors and is situated within a larger plot which offers a parking area for up to 20 cars and is securely fenced and has the provision for a gated entrance. The accommodation has the following features;

- Good sized open plan offices
- Board/meeting room
- Raised access flooring
- Gas central heating
- WC facilities on both floors
- Kitchen facilities on the ground floor
- CAT II lighting
- Security shutters to the ground floor
- Monitored alarm and door entry system

Ground Floor	1,217 sq ft	113.10 sq m
First Floor	1,120 sq ft	104.03 sq m
Total	2,337 sq ft	217.13 sq m

Tenure

The property is available on a new business lease for a term of years to be agreed.



Guide Rental £32,500 per annum exclusive

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value	£16,500
Estimated Rates Payable 2018/2019	£7,903.50

Legal Costs

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

Energy Performance Certificate (EPC)

The property has an energy performance rating of C

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 gratis 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.

Viewing and further information:
call 01527 872525/01905 676169

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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

