

***** UP TO 12 MONTHS RENT FREE AVAILABLE *****

TO LET

GROUND FLOOR – 3 BROOKLANDS, MOONS MOAT DRIVE, REDDITCH, B98 9DW



3,445 SQ FT OFFICE SUITE

- HIGH SPECIFICATION
- PROMINENT POSITION
- QUALITY EXTERNAL LANDSCAPING
- 12 CAR PARKING SPACES DEMISED
- DUAL CARRIAGEWAY ACCESS TO M42
- FLEXIBLE TERMS

£43,100 PER ANNUM
(PLUS VAT)

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LOCATION

Brooklands occupies a highly prominent position fronting onto Moons Moat Drive, just off the Coventry Highway, which leads directly to J3 of the M42 Motorway.

DESCRIPTION

The Offices have been constructed to a high standard and include:-

- Flexible and efficient open-plan floor plates.
- 150mm raised access floors
- Suspended ceilings incorporating LED lighting
- Powder-coated double glazing
- Gas-fired central heating
- Male and female WC facilities
- Fully carpeted
- Quality external landscaping
- Generous on-site car parking spaces in barrier-controlled car park

INCENTIVES

Up to 12 months' rent-free available based on covenant strength and minimum 5-year Lease.

RENT

£43,100 Per Annum exclusive plus VAT

RATEABLE VALUE

£24,124

SERVICE CHARGE

A Service Charge is payable in respect of communal services.

TENURE

A new Business Lease for a term of 3 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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