

JOHN TRUSLOVE

ESTABLISHED 1981

Daralbee House
Archer Road
Redditch
Worcestershire
B98 8DJ

FOR SALE / TO LET
REFURBISHED OFFICES
8 MOONS PARK
BURNT MEADOW ROAD
REDDITCH
WORCESTERSHIRE
B98 9PA



- AVAILABLE IMMEDIATELY
- 3,464 SQ FT (322 SQ M) NIA
- DETACHED TWO-STOREY BUILDING
- READILY SUBDIVIDES
- 18 PARKING SPACES
- CONVENIENT LOCATION

PURCHASE £312,000 (PLUS VAT)

RENT £31,200 PER ANNUM (PLUS VAT)

 (01527) 584242

 (01527) 64345

 info@truslove.co.uk

www.johntruslove.com

LOCATION

Moons Park is located off Burnt Meadow Road, in the North Moons Moat district of Redditch. Redditch Town Centre lies approximately 1.5 miles to the west, via Coventry Highway (A4023).

North Moons Moat is an established commercial location, extending between Ravensbank Drive and Merse Road. Redditch is well placed for access to the M42 Motorway at Junction 2 via Alvechurch Highway (A441) and Junction 3 via Alcester Road (A435). The M5, M40 and M6 Motorways are within easy reach.

DESCRIPTION

The Offices are of brick cavity wall construction surmounted by a pitched corrugated roof and double-glazed windows. The accommodation is well specified, with suspended ceilings with recessed lighting, plaster painted walls and gas-fired central heating throughout, with air-conditioning to part. There are Kitchen and Toilet facilities on both floors.

FLOOR AREAS

<u>Unit 8</u>	<u>Size (sq ft)</u>	<u>Size (Sq m)</u>
Ground Floor	1,729	160.63
First Floor	1,735	161.19
Total	3,464	321.82

ASKING PRICE

£312,000 plus VAT

ASKING RENT

£9.00 psf, on the basis of Full Repairing term for 3 or more years.

RATEABLE VALUE

Ground Floor: £10,500
First Floor: £10,500

VIEWING

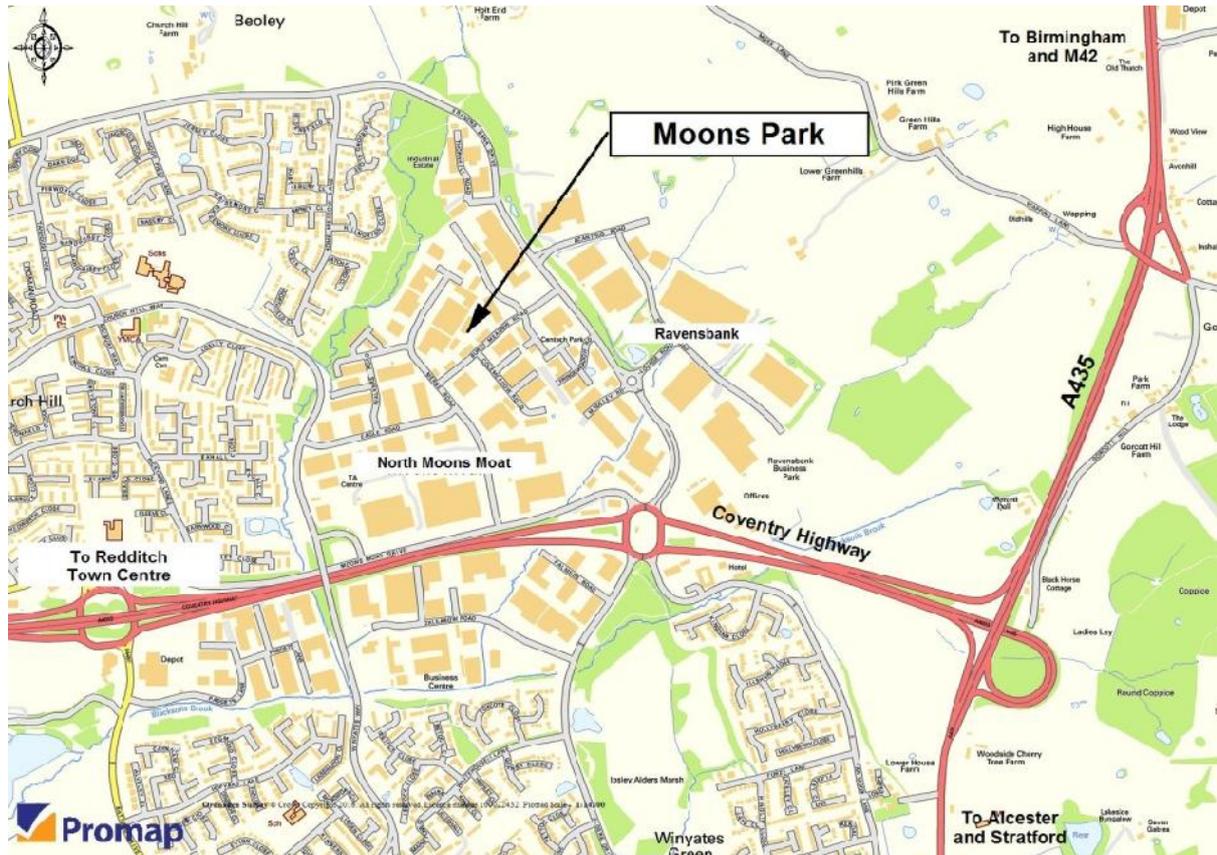
Strictly by appointment with our Reception on 01527 584242.



**8 MOONS PARK
BURNT MEADOW ROAD
REDDITCH
WORCESTERSHIRE
B98 9PA**



**8 MOONS PARK
BURNT MEADOW ROAD
REDDITCH
WORCESTERSHIRE
B98 9PA**



Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.