

Daralbee House Archer Road Redditch Worcestershire B98 8DJ

TO LET

MODERN HIGH-SPEC OFFICES

11a GROSVENOR HOUSE TOWN CENTRE REDDITCH B97 4DL



- * OFFICE SUITE TO LET
- * 675 SQ FEET
- * PROMINENT LANDMARK BUILDING
- * HIGH QUALITY
- * CONVENIENT PARKING
- * FULL ACCESS FOR DISABLED
- * NEW LEASE AVAILABLE

RENT £8,775 PER ANNUM + VAT

(01527) 584242

(01527) 64345

DESCRIPTION

Grosvenor House was completely refurbished in 2001 at a cost of £1.5 million and is in excellent condition. The building is conveniently located within Redditch Town Centre,100 yards from the Kingfisher Centre. Grosvenor House is signposted off Access 8 of the Redditch Ringway and is easily accessible to both junctions 2 and 3 of M42, being within 5 minutes drive.

The property is fitted and finished to a high standard and provides:

- Spacious communal areas
- 24 hour computerised card access system
- Separate burglar alarms for each suite
- Independent heating controls
- Suspended ceilings with Cat. II lighting
- 3-part perimeter trunking
- Two passenger lifts
- Full access for disabled
- Professional reception staff
- Air conditioning and raised floors are fitted to certain suites.



Parking is demised to each suite with unlimited additional spaces available at a nominal extra cost.

AVAILABILITY

Suite 11a is located on the 5th floor and is some 675 sq feet NIA.

TERMS

The Offices are available on a new Lease for 3, 4 or 5 years, or multiples thereof. Our Client will give consideration to more flexible Lease terms. Please call to discuss your requirements.

RENT

Rent £8,775 per annum plus VAT.

SERVICES

All main services are available.

VAT

VAT is charged on all rents at the standard rate.

SERVICE CHARGE

Landlords levy a Service Charge to cover maintenance and repair of common areas, and to provide a staffed reception. The current charge is circa £3.50 per sq ft per annum.

BUSINESS RATES

£7,000

VIEWING

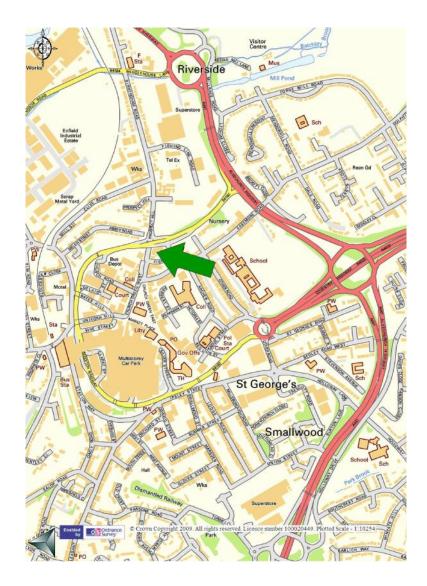
Strictly by appointment with our Reception – 01527 584242.



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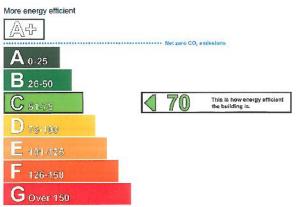


Splendid views.



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Less energy efficient

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