

JOHN TRUSLOVE

ESTABLISHED 1981

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**

 **info@truslove.co.uk**

www.johntruslove.com

CHARTERED SURVEYORS – RICS REGISTERED VALUERS

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.



11a GROSVENOR HOUSE TOWN CENTRE REDDITCH B97 4DL



Splendid views.



11a GROSVENOR HOUSE TOWN CENTRE REDDITCH B97 4DL



More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

70

This is how energy efficient the building is.

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.