



JOHN TRUSLOVE

ESTABLISHED 1981

Daralbee House
Archer Road
Redditch
Worcestershire
B98 8DJ

TO LET / FOR SALE

**3 CHESTNUT COURT
JILL LANE
SAMBOURNE
WORCS
B96 6EW**



- * HIGH QUALITY OFFICES
- * COURTYARD DEVELOPMENT
- * 1,575 SQ FEET (146 SQM) NIA
- * COMFORT COOLED
- * CONVENIENT RURAL LOCATION
- * FREEHOLD OR NEW LEASE
- * DESIGNATED PARKING

**PURCHASE PRICE FROM £255,000
RENT £19,700 PER ANNUM
(PLUS VAT)**

 **(01527) 584242**

 **(01527) 64345**

 **info@truslove.co.uk**

www.johntruslove.com

LOCATION

The village of Sambourne is centred round a small triangular green located 1½ miles from Studley, 5 miles south of Redditch and 4½ miles north of Alcester.

Just over 10 minutes drive away, M42 J3 offers excellent links to the Midlands motorway network with the M42/M40 for Birmingham, Coventry and London and the M5 for Worcester.

Redditch Railway Station is located just 4 miles away and less than 30 minutes drive to Warwick Parkway Railway Station offers a direct rail route to London Marylebone in less than 1hr 40 minutes.

LOCAL AMENITIES

Whilst still being located within easy reach of nearby towns, all with local amenities, Chestnut Court also enjoys a very desirable and attractive rural setting, situated amongst acres of green fields just outside the historic village of Sambourne with the local church and the famous Green Dragon pub dating back to the 17th century.

Nearby Studley, Alcester and Redditch offer excellent town centre amenities with a variety of shopping, restaurants and pubs. Local hotels include Studley Castle, Billesley manor and the Abbey Hotel and Golf Club, which are only a short drive away. There are also excellent conference facilities at nearby Ragley Hall and Coughton Court.

DESCRIPTION

Chestnut Court is a high quality development of two-storey self-contained offices located in an idyllic setting in rural Worcestershire. Unit 3 has a Net Internal Area (NIA) of some 1,575 sq ft (146sqm).

SPECIFICATION

- Two-storey self-contained courtyard offices.
- Traditional cavity wall construction with clay pitched tiled roofs.
- Oak gable ends and cedar panels.
- Independent room temperature control.
- 2 compartment perimeter trunking for power, voice and data cabling.
- LG7 lighting.
- Suspended ceilings to ground floor with recessed lighting.
- All windows and entrance doors are double-glazed high quality hardwood timber.
- Fully decorated with high quality carpet tiles throughout office areas.
- Disabled WC.
- Fully automatic gated environment.
- Security by CCTV 24hr monitored system.
- 5 Car parking spaces are included with each Office, additional spaces are available by way of negotiation.



JTT/IP/LM.33084/0119
3 Chestnut Court

RATEABLE VALUE

£15,750

TENURE

Freehold or new Business Lease for term 3 or more years.

PURCHASE PRICE

£255,000 plus VAT

RENT

3 Chestnut Court - £19,700 per annum

LEGAL FEES

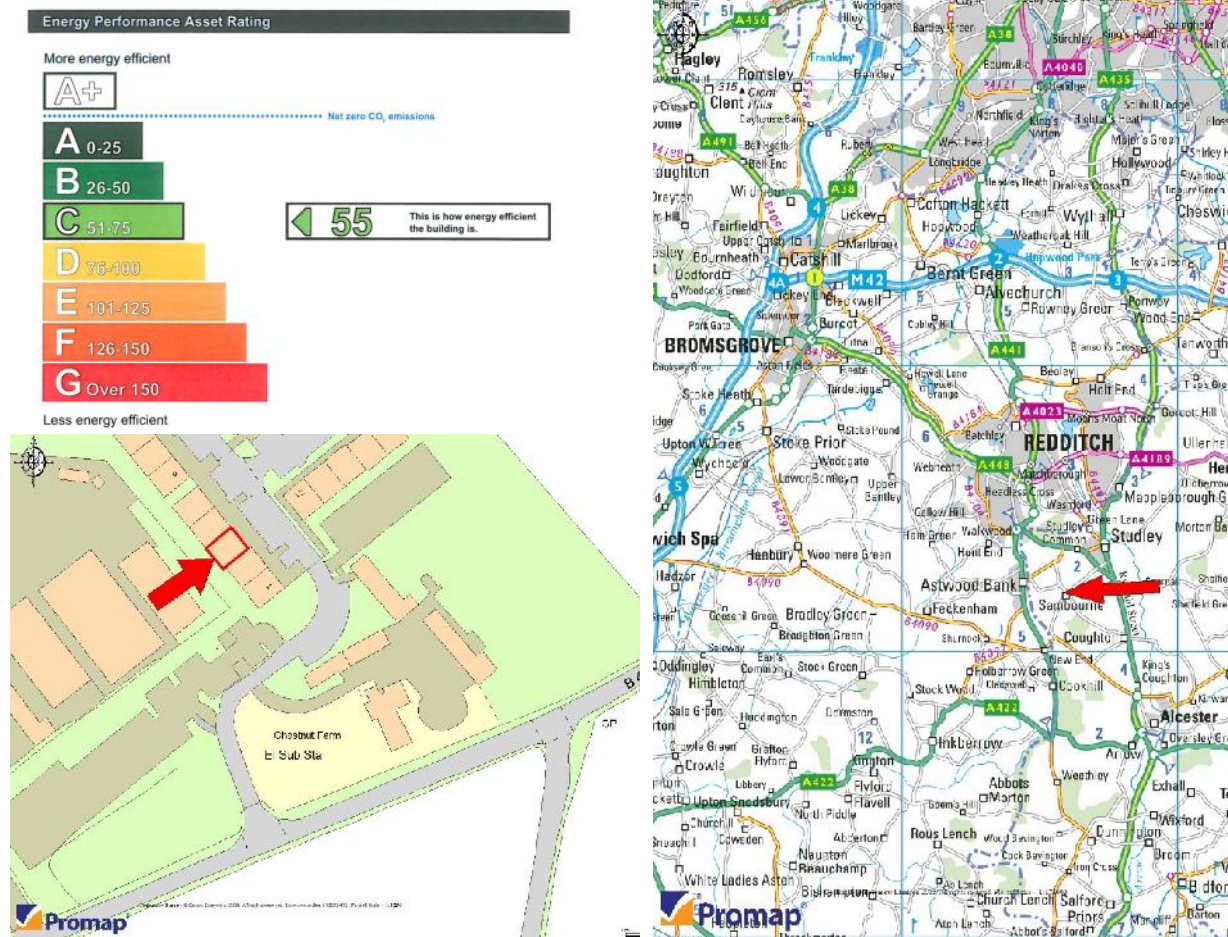
Each party to bear their own legal fees.

VIEWING

Strictly by appointment with our Reception –
01527 584242.



3 CHESTNUT COURT JILL LANE SAMBOURNE WORCS B96 6EW



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