

# TO LET

ASPENWOOD HOUSE, IPSLEY STREET, REDDITCH, B98 7AR



## 983 SQ FT

### OFFICE SUITES AVAILABLE IMMEDIATELY

- CONVENIENT TOWN CENTRE LOCATION
- PERFECT FOR START UPS
- GOOD QUALITY OFFICES
- ALLOCATED CAR PARKING
- SEPARATE LADIES AND GENTS TOILETS
- CENTRAL HEATING BY GAS FIRED BOILER

## £8000

## PER ANNUM

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A low-rise, 2-storey, Architect-designed, modern Office building which, with its twin, Larchwood House, dominates this part of Ipsley Street and overlooks Redditch Town Hall and Borough Offices.

The rear aspect is to Orchard Street, which offers on-street parking and also provides access to the Tenants private Car Park.

Redditch Town Centre is within 5 minutes' walk.

### Accommodation

Suite 3: 983 sq ft

Suite 3 benefits from power points and phone wiring as well as a kitchenette and separate Ladies and Gents toilets

### RENT

£8,000 per annum

### RATEABLE VALUE

£7,900 – 100% small business rate relief potentially available.

### SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas.

### EPC

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### LEGAL FEES

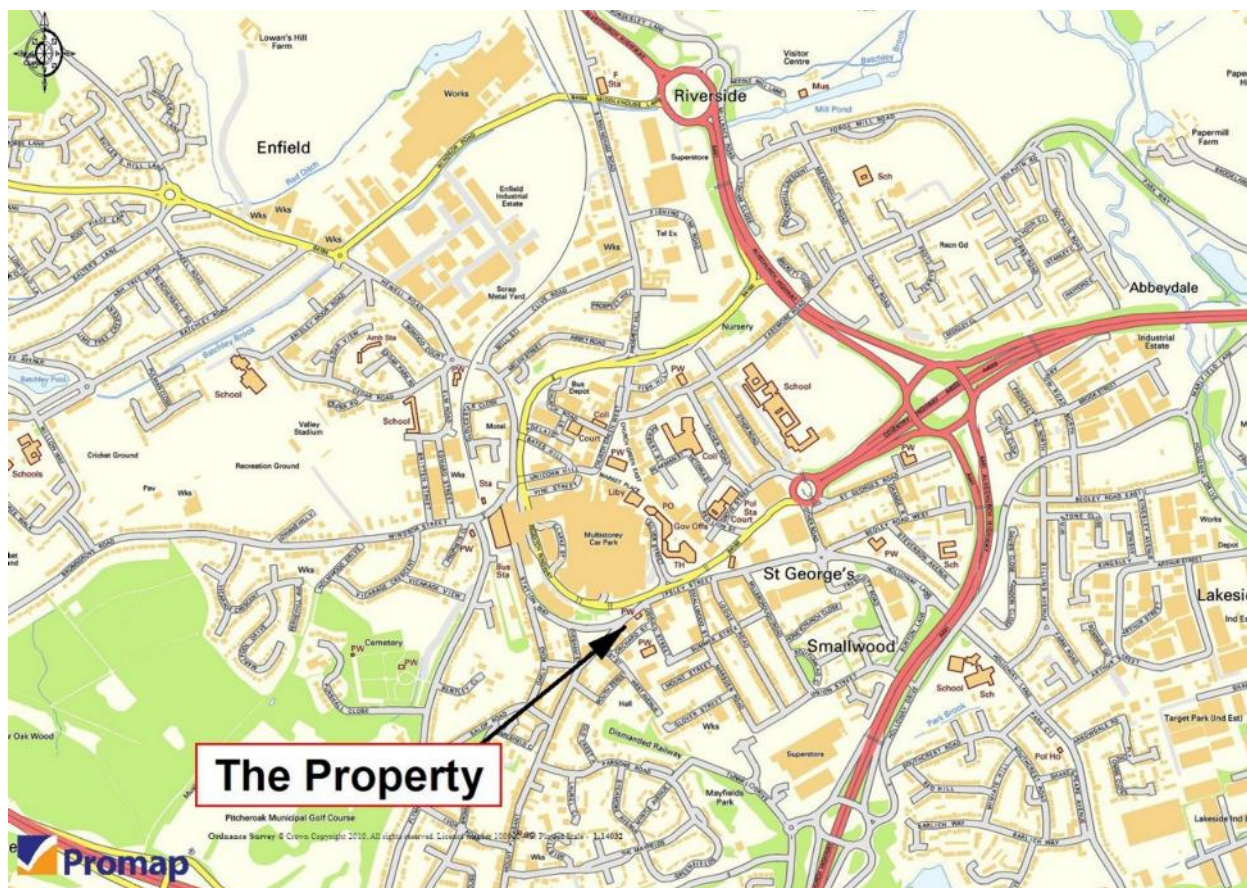
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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