

# TO LET

CLIVE HOUSE, BRITISH MILLS, PROSPECT HILL, REDDITCH, B97 4BY



## GOOD QUALITY CHARACTER OFFICES

- CHARACTER OFFICES
- 313 TO 917 SQ FT (NIA)
- FLEXIBLE LEASE TERMS
- AVAILABLE IMMEDIATELY
- TOWN CENTRE 2 MINUTES WALK
- CONVENIENT ON AND OFF-STREET PARKING

**FROM £240 PER CALENDAR  
MONTH**

## CLIVE HOUSE, BRITISH MILLS, PROSPECT HILL, REDDITCH, B97 4BY

---

Clive House is a Victorian 2-storey former Mill near Prospect Hill and Clive Road 'T' Junction. It forms a major part of British Mills, one of the Town's best-known buildings, featured in a number of books, both fact and fiction.

Of 'L' Shape, with front aspect direct to pavement, there is a deep step back to the main doorway entrance, by way of a forecourt with off-street parking for 5 cars on first come first serve basis.

The accommodation currently available compromises: -

- Suite Three – A Ground Floor Suite of two Offices with two Storerooms: 313 sq ft NIA.
- Suite Four – A First Floor Suite of four Offices with a Storeroom: 604 Sq Ft NIA.
- Suite Five – A First Floor open-plan Office; 321 Sq Ft NIA.

There are good quality, properly maintained Ladies and Gentlemen's Toilets, and a communal Tea Bar.

### RENT

Suite Three – £285 Per Calendar Month

Suite Four – £450 Per Calendar Month

Suite Five - £240 Per Calendar Month

### RATEABLE VALUE

Suite Three - £2,425

Suite Four - £5,100

Suite Five - £2,850

100% Small Business Rates Relief Available

### SERVICES

Mains services except gas – tenants pay for electricity which is sub metered.

### TENURE

Flexible Terms – Call to discuss.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



# CLIVE HOUSE, BRITISH MILLS, PROSPECT HILL, REDDITCH, B97 4BY



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.

