

# TO LET

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



## GOOD QUALITY CHARACTER OFFICES

- CHARACTER OFFICES
- 313 TO 401 SQ FT (NIA)
- FLEXIBLE LEASE TERMS
- AVAILABLE IMMEDIATELY
- TOWN CENTRE 2 MINUTES WALK
- CONVENIENT ON AND OFF-STREET PARKING

**FROM £175 PER CALENDAR  
MONTH**

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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 Two - A Ground Floor Suite, 401 sq ft
- Suite Three – A Ground Floor Suite of two Offices with two Storerooms: 313 sqft NIA.
- Suite Five – A First Floor open-plan Office; 321sqft
- Suite Twelve – Second Floor open Plan Office 319sqft

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

### RENT

Suite Two - £285 PCM

Suite Three – £285 PCM

Suite Five - £240 PCM

Suite Twelve - £175 PCM

### RATEABLE VALUE

Suite Two - £2,174

Suite Three - £2,425

Suite Five - £2,850

Suite Twelve - £2,150

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.



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