

TO LET

UNIT 4 VICTORIA WORKS, BIRMINGHAM ROAD, STUDLEY, WARWICKSHIRE,
B80 7AP



2,249 SQ FT (209 SQ M)

CHARACTER OFFICE / STUDIO PREMISES

- 2 STOREY COMMERCIAL PREMISES
- CHARACTER OFFICE
- CONVENIENTLY LOCATED
- POPULAR TRADING ESTATE
- EASY ACCESS TO JUNCTION 3, M42
- AVAILABLE IMMEDIATELY

£13,500 PER ANNUM
(PLUS VAT)

UNIT 4 VICTORIA WORKS, BIRMINGHAM ROAD, STUDLEY, WARWICKSHIRE, B80 7AS

Victoria Works is a well-established trading estate offering Workshop and Office accommodation, positioned on the northern edge of Studley, with excellent access to the local road network.

Studley is located on the A435 (Alcester Road) which leads directly to Junction 3 of the M42, being approximately 7 miles to the north. Redditch Town Centre is within 4 miles with Stratford-upon-Avon approximately 10 miles to the south-east.

The Property comprises a 2-storey commercial premises, which offers a combination of Open Plan and Private Office/Studio Suites.

The Gross Internal Area is 2,249 sq ft (209 sq m).

RENT

£13,500 Per Annum + VAT

RATEABLE VALUE

Unit 4 Ground Floor and 1st Floor Office -
£5,500

Ground Floor Store - £660

Unit 4a - £9,700

SERVICE CHARGE

TBC

EPC

TBC

TENURE

A new Business Lease for a term
of 3 or more years.

LEGAL FEES

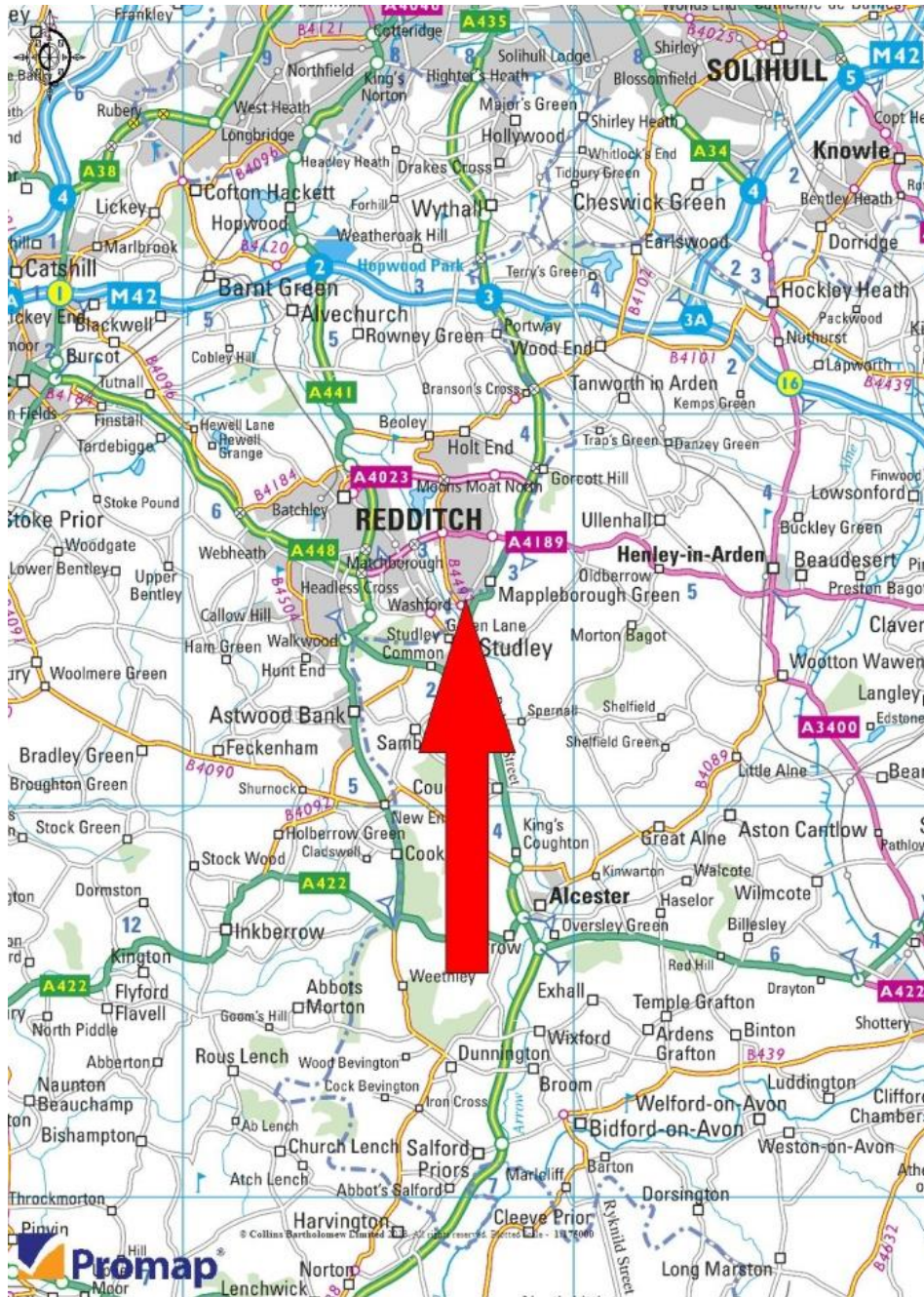
Each party to bear their own fees.

VIEWING

Strictly by appointment with our
office - 01527 584 242.



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