

TO LET

STUDLEY POINT, REDDITCH ROAD, STUDLEY, WARWICKSHIRE, B80 7AS



1,418 – 7,017 SQ FT

HIGH SPECIFICATION OFFICES

- PROMINENT POSITION
- MULTI-LET BUILDING
- COMMUNAL RECEPTION & LIFT
- EXTENSIVE PARKING
- AIR-CONDITIONING & RAISED FLOORS
- AVAILABLE IMMEDIATELY

**RENT FROM £18,434 PER ANNUM
(PLUS VAT)**

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LOCATION

Studley Point is located on Redditch Road, on the edge of the village of Studley, in a mixed residential and commercial area. Studley is to the south-east of Redditch, with Junction 3 of the M42 approximately 6 miles north.

DESCRIPTION

Studley Point is a prominently positioned, high specification multi-let Office building benefiting from generous on-site parking. The communal Reception is secured via an Access Control intercom system, with excellent quality WC facilities and a passenger lift.

All Suites have suspended ceilings with inset LG3 Lighting linked to motion sensors.

There is extensive car parking available on site.

SERVICES

The Suites benefit from gas-fired central heating and comfort cooling throughout. All Suites benefit from raised floors and/or perimeter trunking.

SERVICE CHARGE

Circa £4.50 per sq ft inclusive of heating costs and repairs/maintenance to comfort cooling.

RENT

Ground Floor Wing A – Under Offer

Ground Floor Wing B - £18,434 pa (1,418 sq

ft) First Floor Wing A - £21,268 pa (1,636 sq

ft) First Floor Wing B - £20,358 pa (1,566 sq

ft) First Floor Wing C - £49,595 pa (3,815 sq

RATEABLE VALUE

Ground Floor Wings A & B - £29,250 (jointly assessed at present

First Floor Wing A - £15,500

First Floor Wing B - £14,750

First Floor Wing C - £36,750

EPCS

Bands C - D

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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