

# TO LET

THE GRANARY, 2 BROCKHILL COURT, BROCKHILL LANE, REDDITCH,  
WORCESTERSHIRE, B97 6RB



**2,397 SQ FT**

## HIGH QUALITY OFFICES

- HIGH QUALITY BARN CONVERSION
- AIR-CONDITIONED
- SUPERB COUNTRYSIDE VIEWS
- UNLIMITED ON-SITE PARKING
- M42 WITHIN 10 MINUTES DRIVE
- NEW LEASE AVAILABLE

**RENT £24,000 PER ANNUM**

(PLUS VAT)

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### LOCATION

Brockhill Court is located approximately 1½ miles north-east of Redditch Town Centre in open countryside with superb views towards Bromsgrove and Redditch, Junctions 1 & 2 of the M42 are both within 10 minutes' drive of Brockhill Court via the B4096 and A441 respectively.

### DESCRIPTION

Brockhill Court comprises a development of 7 barns, converted to high quality Offices. Finishes are to a high standard and many of the original character features, including exposed beams and brickwork, have been retained. The Offices are carpeted throughout, lighting is provided by fluorescent strips and air-conditioned.

### ACCOMMODATION

Ground Floor – large open-plan Office, presently divided with glass partitions, with Kitchenette, Boardroom, separate male and female WCs; staircase leading to First Floor – large open-plan Office, WC, Shower Room and private office.

The total Gross Internal Floor Area is 2,397 sq ft.

Externally, the Offices have been developed around a Courtyard, which provides VIP and Visitor Parking. In addition there is a Staff Car Park to the rear of the Offices, providing virtually unlimited parking.

There are landscaped Gardens, which add to the relaxed working environment.

### RENT

£24,000 Per Annum plus VAT

### RATEABLE VALUE

£16,500

### SERVICE CHARGE

A pro-rate charge is made by the Landlords to fund maintenance and repair of communal areas.

### EPC

TBC

### TENURE

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

### LEGAL FEES

Tenant to pay the Landlord's legal fees in connection with the letting.

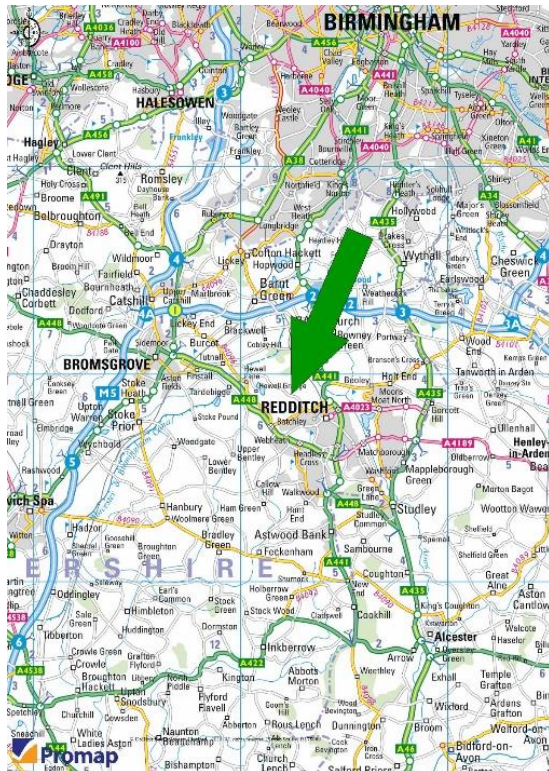
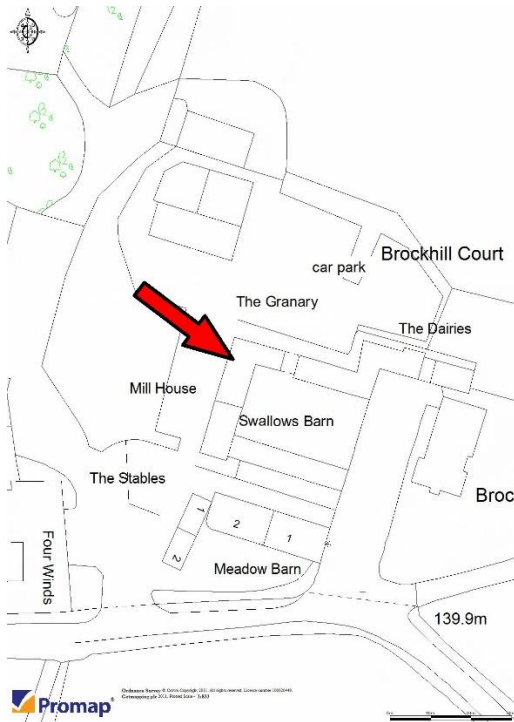
### VIEWING

Strictly by appointment with our office - 01527 584 242.





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