

TO LET

SUITE 7 EMPIRE COURT, PROSPECT HILL, REDDITCH, B97 4DA



1,232 SQ FT

BREATHTAKING OFFICES

- HISTORIC LANDMARK BUILDING
- GAS CENTRAL HEATING
- EXQUISITE FINISHES
- CAN BE COMBINED
- GENEROUS PRIVATE CAR PARKING
- NEW LEASE

£12,350 PER ANNUM
(PLUS VAT)

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Prospect Hill, the former Birmingham main road A441, is one of the Town's principal local commuting routes at the head of which are St Stephens House and Grosvenor House. Just opposite, and slightly uphill of the new McCarthy and Stone is a short Victorian cul-de-sac, Albert Street.

Empire Court is part of the historic Listed British Mills complex. It's north, south and east-facing elevations dominate Albert Street, a handsome fully refurbished, 3-storey, red brick building interspersed with elegant cast iron curved headed windows.

Internally, the Suites are predominantly open-plan, with Private Office/Meeting Rooms and Kitchenette.

There are separate male and female WCs on all floors.

Suite 7 – 1,232 sq ft located on 2nd floor, 4 car parking spaces included.

RENT

Suite 7 £12,350 plus VAT per annum

RATEABLE VALUE

Suite 7: £4,800

SERVICE CHARGE

For cleaning, maintenance and repair of common parts.

TENURE

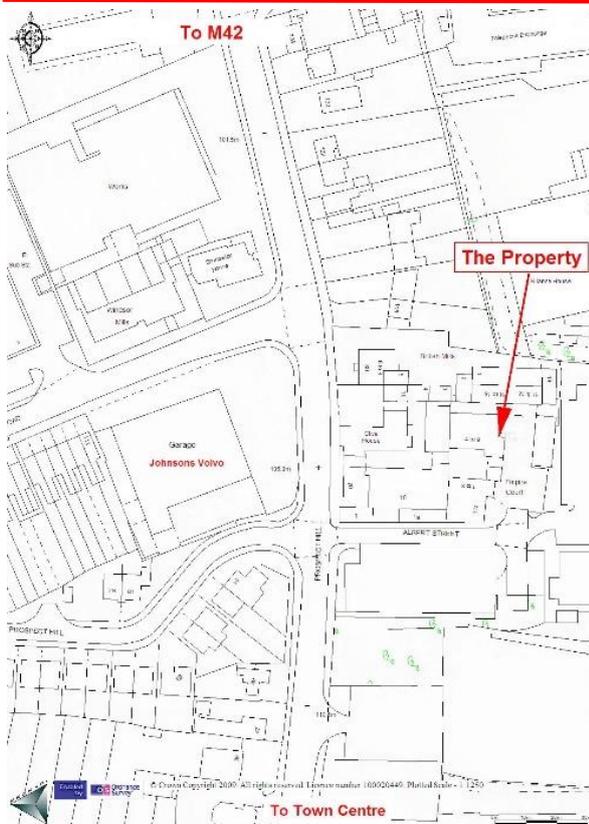
An Assignment or new Business Lease for a term of 3

LEGAL FEES

Each party to bear their own fees.



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