

TO LET

SECOND FLOOR, HAYDON HOUSE, ALCESTER ROAD, STUDLEY,
WARWICKSHIRE, B80 7AN



2,231 SQ FT (207 SQ M) NIA
GOOD QUALITY OFFICES

- CONVENIENT LOCATION
- EXCELLENT NATURAL LIGHT
- SELF-CONTAINED
- GAS-FIRED CENTRAL HEATING
- WELL SPECIFIED
- 10 CAR PARKING SPACES

ASKING RENT £24,000 PER ANNUM
(+ VAT)

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LOCATION

The Property fronts onto Alcester Road (A435) which links to Birmingham and the M42 to the north.

Studley is situated just south-east of Redditch Town Centre, on the A435 Alcester Road, and is within easy access of the M42/M40/M5 Motorways.

DESCRIPTION

Haydon House is a purpose-built 3-storey building incorporating Retail Units at Ground Floor level with Office and Residential accommodation above.

The Property benefits from car parking to the front and rear.

ACCOMMODATION

The Suite is accessed via a central corridor leading to a main Open Plan Office, with 2 No. Private Offices, Boardroom and a Canteen/Staff Room. In addition, there are separate Ladies and Gents WCs and a Storeroom.

The Net Internal Area (NIA) extends to approximately 2,231 sq ft (207 sq m).

ASKING RENT

£24,000 (+ VAT)

TENURE

New Lease for 3 or more years.

RATEABLE VALUE

£14,000 – Small Business Relief Potentially available.

EPC

Band C (73)

SERVICES

Mains electricity, water, drainage and gas are available.

LEGAL FEES

Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office –
01527 584242



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