

TO LET

**SECOND FLOOR, ST JOHN'S HOUSE, CHURCH STREET,
BROMSGROVE, WORCESTERSHIRE, B61 8DN**



SUPERB HIGH QUALITY OFFICES 5,928 SQ FT NIA

- RAISED FLOORS
- COMFORT COOLING
- PROMINENT LOCATION
- UNDERCROFT PARKING
- EASY ACCESS TO M42
- NEW LEASE AVAILABLE

COMPETITIVE RENT AND TERMS (PLUS VAT)

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LOCATION

St John's House is conveniently situated in the middle of Bromsgrove Town Centre, which is 13 miles to the south-west of Birmingham City Centre, 12 miles north of Worcester and 7 miles west of Redditch. Junction 1 of the M42 and Junction 4 of the M5 Motorways are within easy access, being 3 and 4 miles distant respectively.

DESCRIPTION AND ACCOMMODATION

St John's House is a purpose-built 3-storey self-contained office building with a communal Reception on the Ground Floor, leading to self-contained office Suites on First and Second Floors. The building has recently undergone comprehensive refurbishment.

The Second Floor Office Suite includes:-

- Suspended ceilings with inset fluorescent lighting.
- Raised access floors (125mm void) for power and data.
- Air-conditioning system.
- Refurbished WC facilities (male, female and disabled)
- Carpet throughout.
- 10 personnel lift to all floors.
- 11 allocated car parking spaces in the basement/undercroft car park.

The Second Floor Office Site provides 5,928 sq ft Net Floor Area. Additional contract parking is available close by within the Council Car Parks.

RENT

Based on £16.00 psf exclusive + VAT

RATEABLE VALUE

£tbc

SERVICE CHARGE

Details available from the Agent

EPC

tbc

TENURE

The Second Floor Office is available on a new Business Lease for a term of years to be agreed.

LEGAL FEES

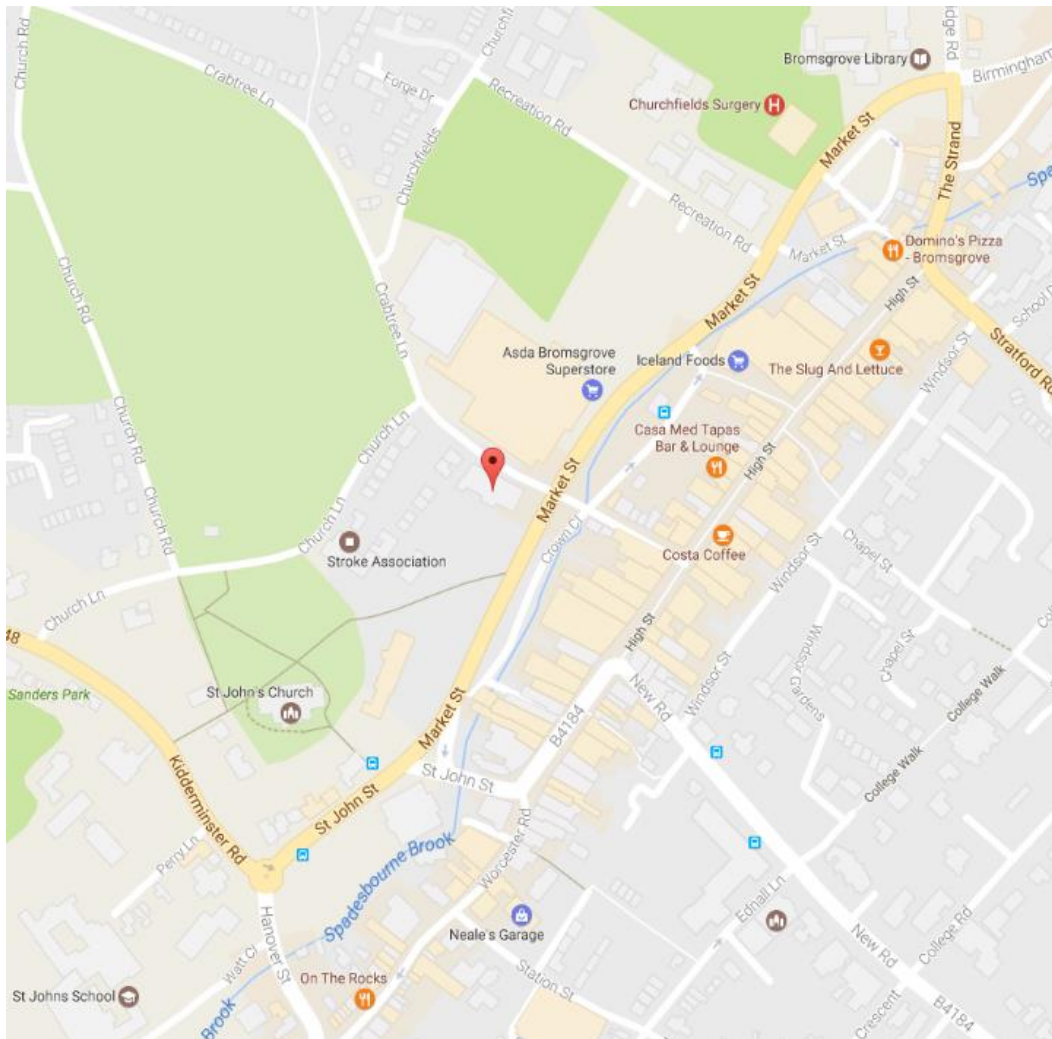
Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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