

TO LET

**20 CHESTNUT COURT, JILL LANE, SAMBOURNE,
WORCESTERSHIRE, B96 6EW**



**HIGH QUALITY OFFICES
1,575 SQ FT (146 SQ M) NIA**

- COURTYARD DEVELOPMENT
- COMFORT COOLED
- CONVENIENT RURAL LOCATION
- SELF-CONTAINED
- DESIGNATED PARKING
- AVAILABLE JAN 2021

**ASKING RENT £19,700 PER ANNUM
(PLUS VAT)**

20 CHESTNUT COURT, JILL LANE, SAMBOURNE, WORCESTERSHIRE, B96 6EW

LOCATION

Sambourne is a Village located 1½ miles from Studley, 5 miles south of Redditch and 4½ miles north of Alcester. The M42 J3 is 10 minutes' drive away, with excellent links to the Midlands Motorway Network, with the M42/M40 for Birmingham, Coventry and London and the M5 for Worcester.

DESCRIPTION

Chestnut Court is a high-quality development of two-storey self-contained Offices located in an idyllic setting in rural Worcestershire. Unit 20 has a Net Internal Area (NIA) of some 1,575 sq ft (146 sq m).

SPECIFICATION

- Two-storey self-contained courtyard Offices.
- Traditional cavity wall construction with clay pitched tiled roofs.
- Oak gable ends and cedar panels.
- Independent room temperature control.
- 2 compartment perimeter trunking for power, voice and data cabling.
- LG7 lighting.
- Suspended ceilings to ground floor with recessed lighting.
- All windows and entrance doors are double-glazed high quality hardwood timber.
- Fully decorated with carpet tiles throughout.
- Disabled WC.
- Fully automatic gated environment.
- Security by CCTV 24hr monitored system.
- Designated 5 car parking spaces.

ASKING RENT

£19,700 per annum plus VAT

RATEABLE VALUE

£15,750

SERVICE CHARGE

Approximately £2,400+VAT per annum.

EPC

TBC

TENURE

New Business Lease for a term of 3 or more years.

LEGAL FEES

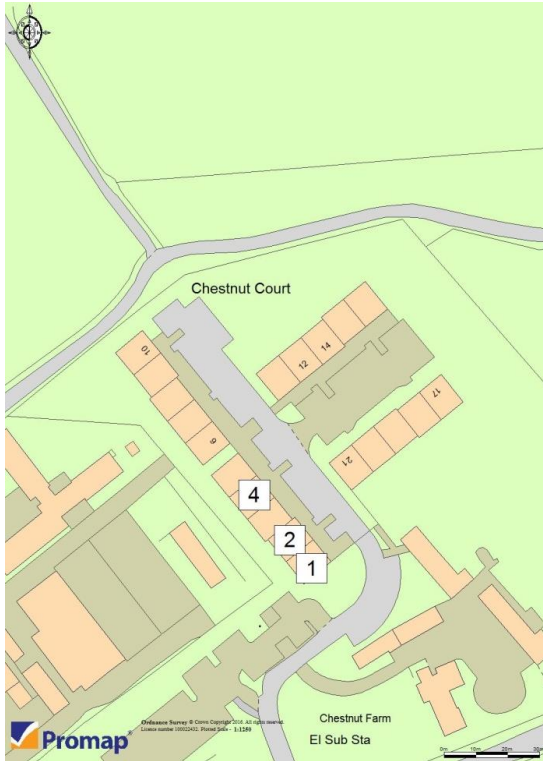
Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office -
01527 584 242.



20 CHESTNUT COURT, JILL LANE, SAMBOURNE, WORCESTERSHIRE, B96 6EW



Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

