

TO LET (MIGHT SELL)

LAKESIDE HOUSE, 58A ARTHUR STREET, LAKESIDE, REDDITCH,
WORCESTERSHIRE, B98 8JY



361 TO 1,459 SQ FT

WELL APPOINTED OFFICES

- FULLY REFURBISHED
- FORECOURT PARKING
- REAR CAR PARK
- PROMINENT CORNER POSITION
- HIGH QUALITY FINISHES
- FLEXIBLE LEASE TERMS

COMPETITIVE RENTS
(NO VAT)

LAKESIDE HOUSE, 58A ARTHUR STREET, LAKESIDE, REDDITCH, WORCESTERSHIRE, B98 8JY

DESCRIPTION

Arthur Street is an established commercial location where the majority of neighbouring properties are factories, showrooms and offices. There is a convenient frequent public transport system and a good supply of local labour.

Lakeside House is substantially built in red brick beneath a flat bituminous felt roof. The building has undergone full refurbishment, with finishes to a high standard, including: Double-glazed UPVC windows; Suspended fissure-tiled ceiling with inset fluorescent lighting; Metal radiators connected to gas-fired central heating boiler; Three-way perimeter trunking; Carpet tiles throughout; Separate male and female WCs; Kitchenette .

There is a forecourt approached direct from Arthur Street to accommodate some 4-5 cars, and a large hard-surfaced communal car-park to the rear (see Plan attached). it is partitioned at present to provide a good complement of general and private offices, male and female WCs, separate male and female Directors WCs and Stationery Store.

Available Offices:

Unit 1 & 2: 490 sq ft

Unit 3: 608 sq ft

Unit 4: 361 sq ft

TOTAL 1,459 SQ FT NIA



RENT

Please call to discuss the competitive rents.

RATEABLE VALUE

All offices are separately rated but under the Void Rates threshold for qualifying tenants.

SERVICES

All mains services are connected.

TENURE

Flexible Leases, minimum 12-month initial period. Our Client will give consideration to the sale of their Freehold interest, subject to various occupational leases.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.

LAKESIDE HOUSE, 58A ARTHUR STREET, LAKESIDE, REDDITCH, WORCESTERSHIRE, B98 8JY



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.