

# TO LET

3B HIGH STREET, STUDLEY, WARWICKSHIRE, B80 7HN



**2,987 SQ FT (278 SQ M) GIA**  
**OFFICES / TRADECOUNTER / STORES**

- **PROMINENT POSITION**
- **PRIVATE CAR PARK**
- **SUPERB FITOUT**
- **VERSATILE ACCOMMODATION**
- **SECURE YARD**
- **AIR-CONDITIONED**

**RENT £24,000 PER ANNUM**  
**(no VAT)**

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### LOCATION

The Property is located on High Street which leads to 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

3a&b High Street is a two-storey versatile high quality business unit offering a good complement of offices, store/workshop and trade-counter.

The Property benefits from a secure walled and gated yard / car park and separate secure car park.

### ACCOMMODATION

The accommodation is arranged as ground floor reception, meeting room and WC / Shower facilities with stairs ascending to first floor offices including open plan General Offices, Private Offices, Meeting Room, kitchenette and separate Male and Female WCs.

To the ground floor are versatile storerooms / trade-counters opening off the secure yard.

The total gross internal floor area is 2,987 sqft.

The accommodation is fitted to a high standard including suspended ceilings with LED lighting, air-conditioning and carpets throughout the offices.

There is a secured gated yard for storage or parking. In-addition there is a secure car park off Crendon Close.

### RENT

£24,000 per annum

### RATEABLE VALUE

£12,000

### EPC

TBC

### SERVICES

Mains electricity, water, drainage and gas are available.

### TENURE

New business lease for term 3, 5 or 10 year lease.

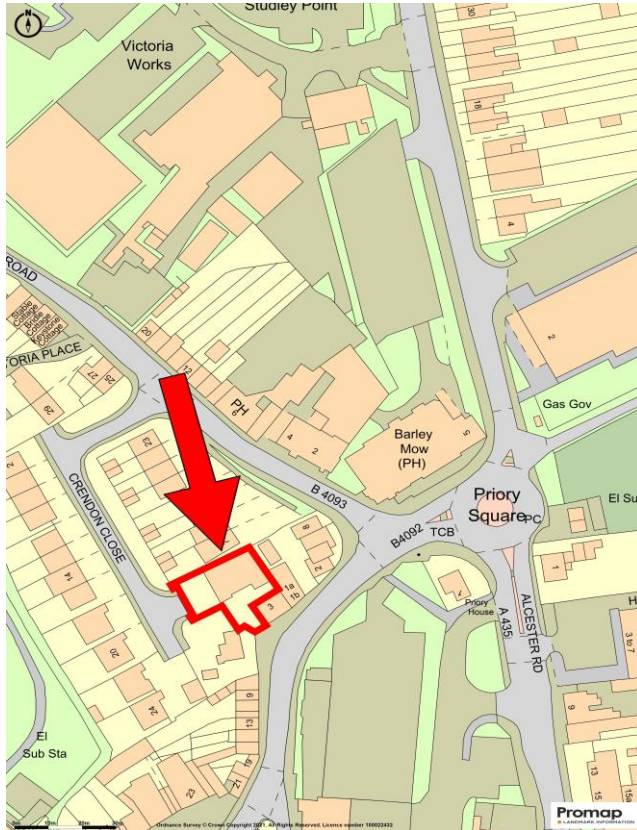
### VIEWING

Strictly by appointment with our reception on 01527 584242.



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