

# TO LET

IPSLEY BARN, BERRINGTON CLOSE, IPSLEY, REDDITCH, B98 0TD



**1,376 SQ FT (129 SQ M)**

**SUPERB CHARACTER 17<sup>TH</sup> CENTURY OFFICES**

- FIRST FLOOR SUITE
- CHARACTER FINISHES
- NEW LEASE
- HEATING AND COOLING
- 13 CAR PARKING SPACES
- CONVENIENT LOCATION

**£16,500 PER ANNUM**

**No VAT**

## IPSLEY BARN, BERRINGTON CLOSE, IPSLEY, REDDITCH, B98 0TD

Ipsley Barn is located off Berrington Close in Redditch, south-east of Redditch Town Centre and Railway Station, with good access to Junction 3 of the M42 via the A435 and A4189 Warwick Highway.

Ipsley Barn comprises a Grade II Listed character Office building, originally constructed in the 17<sup>th</sup> Century. The Property is of red brick construction with pitched and hipped tiled roof, with rendering to part of the exterior.

The first floor is configured to provide two predominantly open-plan Office Suite together with private offices/meeting room, benefitting from excellent natural light and exposed beams. There are separate male and female WCs and Kitchenette facilities. The Net Internal Area (NIA) is 1,376 sq ft (129 sq m)

Externally, there are 13 car parking spaces.

### RENT

£16,500 No VAT

### RATEABLE VALUE

£9,900

### SERVICE CHARGE

A pro-rata charge is levied with respect to the upkeep of the landscaping.

### EPC

Band D (90)

### TENURE

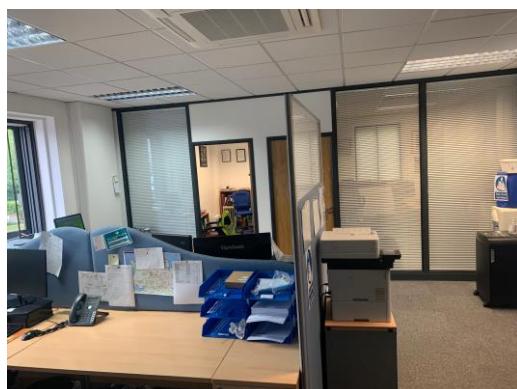
New Lease on standard IR&I terms for 3 or more years.

### LEGAL FEES

Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



# IPSLEY BARN, IPSLEY CHURCH LANE, IPSLEY, REDDITCH, B98 0TD



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