

**TO LET**

**HIGH QUALITY OFFICES**

**DUNCOMBE HOUSE**  
**REDDITCH TOWN CENTRE**  
**WORCESTERSHIRE**  
**B97 4AJ**



- \* **2,191 SQ FT NIA**
- \* **PRIVATE ALLOCATED PARKING**
- \* **REFURBISHED AND FULLY DECORATED**
- \* **NEW LEASE FOR 3+ YEARS**
- \* **AVAILABLE IMMEDIATELY**

**RENT £20,000 PER ANNUM**  
**(PLUS VAT)**

## **DESCRIPTION**

A handsome, striking building at the busy intersection of William Street (which is partially pedestrianised) and Church Green East, forming one half of The Golden Triangle of Redditch's prime professional office sector.

Access is via a doorway to William Street, with Foyer and wide dog-leg staircase ascending to Reception on the First Floor.

The first and second floors offer a balanced mix of private offices, meeting rooms and a good-sized boardroom / training room, with a tea-bar on each floor.

The accommodation is well specified, with good quality lighting and carpets throughout. The Property benefits from gas fired central-heating, supplemented with comfort cooling in a number of areas.

Externally: 5 designated parking spaces to rear within gated car park.

## **RENT**

£20,000 per annum, payable quarterly in advance by Banker's Standing Order, plus VAT.

## **SERVICES**

All mains services are available.

## **ENERGY PERFORMANCE CERTIFICATE**

Band D (86)

## **LEGAL COSTS**

Each party to bear their own costs.

## **RATEABLE VALUE**

£13,750 – Small Business Rate Relief potentially available.

## **SERVICE CHARGE**

Landlord to be responsible for external repairs and decoration in the normal way, recouping pro-rata expenditure by an annual Service Charge, payable quarterly in advance.

## **TENURE**

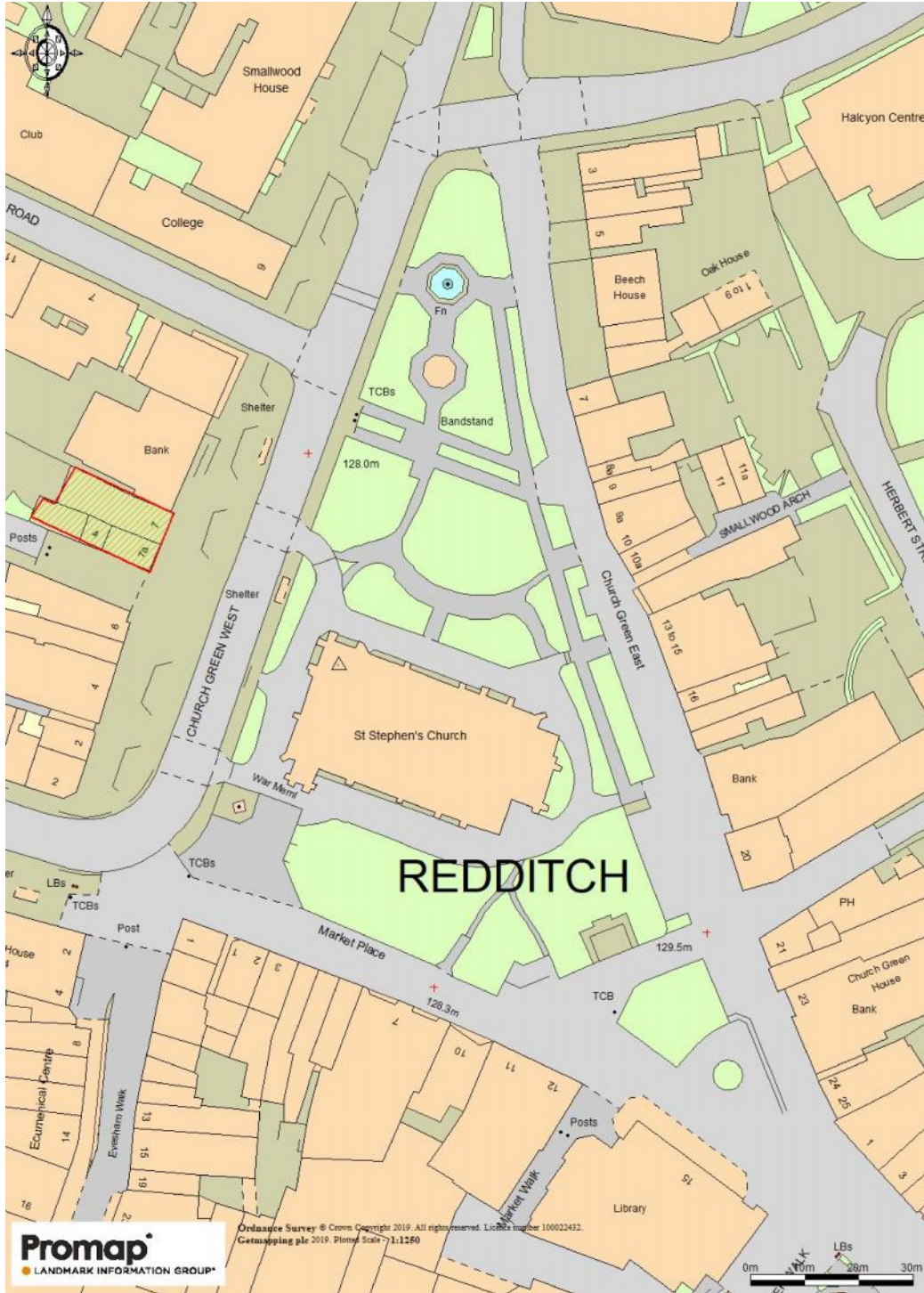
New Business Lease for a term to be agreed, with the Tenant responsible for items such as insurance, internal repair and decoration.

## **VIEWING**

Strictly by appointment with our Reception 01527 584242.



# DUNCOMBE HOUSE REDDITCH TOWN CENTRE WORCESTERSHIRE B97 4AJ



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