



**£8,000 Per Annum + VAT**

**596 SQFT NIA**

**First Floor 6 Church Green West**

Redditch, Worcestershire, B97 4DY

## First Floor, 6 Church Green West, Redditch, Worcestershire, B97 4DY

- 596 SQFT PROMINENT OFFICE
- AVAILABLE IMMEDIATELY
- HIGH FOOTFALL

### Description and location

A handsome, striking building at the corner of William Street (which is partially pedestrianised) and Church Green West, forming part of The Golden Triangle of Redditch's prime professional office sector.

With totally self-contained accommodation from a doorway to William Street, with Foyer and wide dog-leg staircase to the first floor.

The accommodation is arranged as follows;

Private Office 1: 7'10" x 14'7" overall 124 sq ft

Inter-connecting Office 2: 16'9" x 13'0" plus built-in Store totalling 249 sq ft

Private Office 3: 14'6" x 15'9" overall –223 sq ft

TOTAL AREA = 596 sq ft

### Rent

£8000 plus VAT

### Rateable Value

£5,800 – 100% Small Business Rates Relief Available

### Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas.

- WELL APPOINTED

- GROUND FLOOR ENTRANCE

- FLEXIBLE TERMS AVAILABLE

### EPC

D-97

### Tenure

Standard Business Lease for term of 2 or more years.

### Legal Fees

Each Party to bear their own fees.

### Viewing

Strictly by appointment with our office - 01527 584 242.



### Area Map



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