

PROSPECT HOUSE

REDDITCH B97 6EW



GRADE A OFFICE SPACE TO LET

Suite 2A 4,447 sq ft plus 331 sq ft plus storeroom
22 parking spaces

LOXTON DEVELOPMENTS

WELCOME TO PROSPECT HOUSE



MARK ROBERTS
MANAGING DIRECTOR
07740 771621



JOHN ROBERTS
DIRECTOR
07785 273348

PROSPECT HOUSE is simply “the best office building in Redditch” as commented by a valuer recently!

- If you are looking for open plan offices in a Grade A quality building in Redditch with superb views and excellent parking then take a look at Prospect House!
- It's a great location - really quick to M42 junctions 2 and 3, and south to the M5 - ideal if you want to get around the country but want to avoid the traffic jams further along the M42 or on the M6.
- There is a big pool of potential staff on the doorstep - Redditch, the whole of south Birmingham and of course the prosperous towns of Warwickshire and Worcestershire. And lovely countryside around!

Do come and take a look - I would be pleased to meet you there!

Mark

Mark Roberts, Managing Director
Loxton Developments Ltd



GREAT LOCATION

IMPOSING BUILDING - BEST IN REDDITCH!

EXCELLENT LOCAL AMENITIES

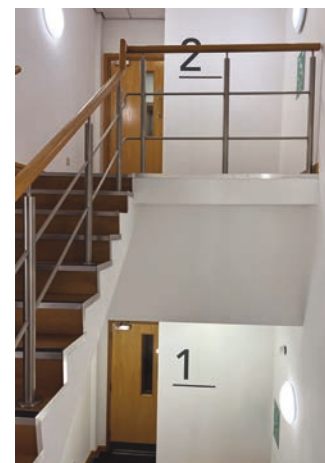
GRADE A SPACE

MANNED RECEPTION

FULLY REFURBISHED

EXCELLENT PARKING

SECURE GATED SITE



HIGH SPEC OFFICES

MODERN REFURBISHED SPACE



intruder alarm



Paxton
access
control

LED lights

VRF air conditioning
heating and cooling -
each fan coil unit
separately controllable
- maintenance included
in service charge

great views



moveable floor boxes in
raised access floors with
data cabling

13 amp outlets



tea point in larger suites

- prominent location
- close to town centre
- excellent parking on site and nearby
- all spaces numbered
- light airy space
- fully refurbished
- super fast broadband immediately available
- data centre in the building
- full access raised floors with floor boxes
- data cabling ready to use
- new carpets
- flexible, zoned VRF air conditioning
- mechanical fresh air with heat recovery
- opening windows as an alternative
- new LED lighting
- 24/7 access with fob operated access
control
- intercom to each suite
- exceptional security
- monitored CCTV with public address
system
- intruder alarm
- automatic entrance doors
- prestigious reception
- electricity separately metered for each suite
- spacious common areas
- Ladies and Gents on every floor
- own kitchen area in suite
- shower
- accessible for the disabled
- compliant with all current health and
safety/fire regulations
- FIXED service charge - accurate planning
and no risk

YOU ARE IN CONTROL

with each suite having its own:

VRF AIR CONDITIONING SYSTEM

you control your environment

METERING

you control costs and only pay for what you use

PAXTON ACCESS CONTROL

you control who accesses your suite

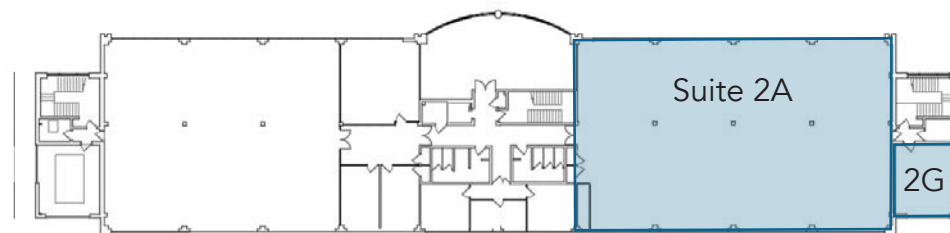
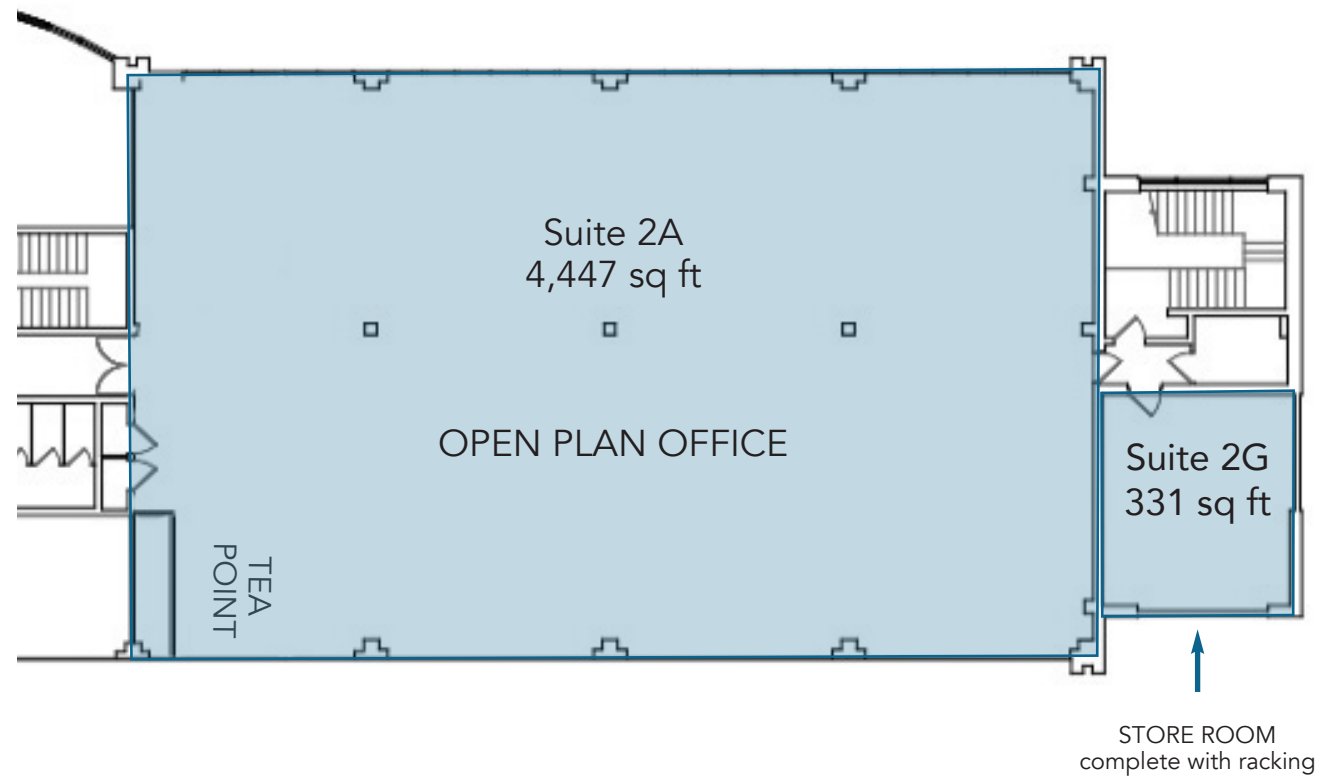
ALARM ZONE

you control your security

FLEXIBLE, LIGHT & AIRY SPACE AVAILABLE

SECOND FLOOR

- Suite 2A - 4,447 sq ft
- Suite 2G - 331 sq ft (storeroom)
- 22 car parking spaces



WELL ORGANISED ONSITE PARKING



SECURE



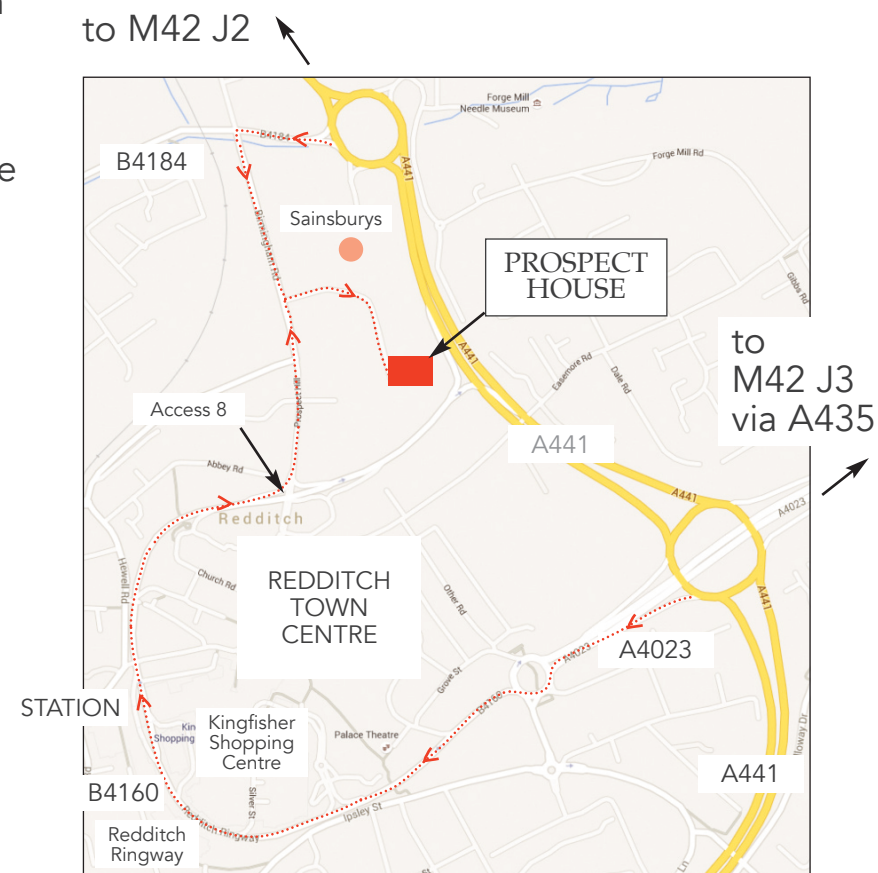
CLEAR SIGNAGE

STRATEGIC LOCATION

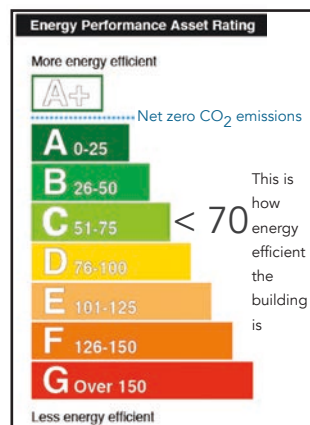
- close to M42 – junction 2 approx 10 minutes
- c20 minutes drive from Birmingham Airport
- ideal access point for West Midlands
- excellent road links
- good public transport – rail and bus
 - rail service to Birmingham 36 services per day, 38 mins to New Street Station
- numerous car parks
- large pool of quality staff
- short walk to Redditch town centre
- c100 yards to Sainsburys with extra parking available
- close to beautiful countryside



AT THE HUB OF THE MOTORWAY SYSTEM



AN ENERGY EFFICIENT BUILDING



IN GOOD COMPANY WITH LOXTON TENANTS

OUR QUALITY TENANTS

ABL Health
Active Body Centre
Advita Ortho
Agiito
Alfa Lavell
Arcus Solutions
Ardes Resourcing
ASC Connections
Aspiration Training
Atos
BHM Energy
Bickerton Brothers
BK Plus Accountants
Bowmer + Kirkland
Black & White Bridging
Broadstone Pensions
Carbrey Group
Caretech Community Services
Cavell Nurses Trust
City Sightseeing
Cleansing Service Group
Coactivation
Coats Recruitment
Colston Media
Cora Health
Contingency Network
Coventry Building Society
Cruise.co.uk

EE
Evolution Security
Fairway Training
Footprint
Geospatial Insight
Greenslade Taylor Hunt
Goodrich Technologies
H3G
Hi-Light Café
Iconic Media
ICS Cool Energy
ICE Creates
Inspired Care Services
JBA Associates
Julian House
LivGreen
LKQ Syntec
Loop Scorpio
Meritor (Cummins)
Morgan Sindall
Mott Macdonald
National Gas
Newcross Healthcare
Network Rail
NHS Let's Talk
NHS Property Services
Nimbus
Orange
Pearson

Post Office
Power On Connections
Priory
Relating Dots
Relieve Pain Taunton
Renew Counselling
Rossano Ferretti
Riaz Law
RPS
Salus
Savino Del Bene
Seetec Pluss
Slimstock
SpaMedica
SRD Technology
Starline Care
Syntegon
Stadium Structures
Stephens Scown Solicitors
Teens in Crisis
TME
Victim Support
VeloxServ
Vodafone
Wanzl
We Buy Any Car
Whitecross Dental
Wowcher

OFFICE BUILDINGS WITH A PERSONAL TOUCH

OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON



WHAT OUR TENANTS SAY

“Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.”

- “Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated.”
- “We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.”
- “I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round.”
- “Both John and yourself have been a pleasure to deal with. You’ll be my first call if any additional office space is needed in the future.”



Prospect House, Fishing Line Road, Redditch B97 6EW

LEASE	The suites are available on new leases on terms to be agreed.	FITTING OUT	Depending on the lease we may be able to handle any partitioning or fitting out required.
TERM	Negotiable.	LEGAL COSTS	Each party to be responsible for their own. Simple agreement available for short term arrangements needing immediate occupation.
RENT	Negotiable depending on lease term and tenant covenant strength.	VAT	Payable on all figures quoted.
FIXED SERVICE CHARGE OPTION	The service charge can be fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.	VIEWING	By appointment with the letting agents or Loxton Developments.
INSURANCE	Tenants pay building insurance.	SUBJECT TO CONTRACT	
BUSINESS RATES	Payable by the tenant. Each suite is separately rated.		



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NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or John Truslove, KWB or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.