

3 Paper Mill Drive, Redditch, B98 8QJ



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**TO LET**

Modern Head Quarter Office Premises

Net Internal Area: 1,948 - 5,844 ft<sup>2</sup> (180.10 - 542.93 m<sup>2</sup>)

**Location**

Redditch is located approximately 14 miles south of Birmingham, 12 miles south-west of Solihull and 8 miles east of Bromsgrove.

The town benefits from good road communications with Junction 2 and 3 of the M42 lying approximately 5 miles to the north.

Paper Mill Drive is situated one mile east of Redditch Town Centre and within 10 minutes' drive of the M42.

**Description**

The property comprises of an attractive, purpose-built office premises situated in landscaped grounds and benefitting from generous parking provision.

The accommodation is accessed via a central stairwell and lift and provides predominantly open plan office space with windows to all elevations.

The specification includes:

- Suspended ceilings
- Air conditioning
- Carpet covered raised access floors
- Kitchen facilities
- Refurbished WC facilities

**Accommodation**

<b>First Floor</b>	<b>3,896 ft2</b>	<b>361.9 M2</b>
<b>Part-Second Floor</b>	<b>1,948 ft2</b>	<b>180.10 M2</b>
<b>Total</b>	<b>5,844 ft2</b>	<b>542 M2</b>

**Terms**

The suites are available on a new lease, with length to be agreed, at a quoting rental of £12.50 per ft2.

**Service Charge**

A service charge is levied in respect of the upkeep and maintenance of communal areas and electricity usage.

**VAT**

The property is elected for VAT.

**Rateable Value**

First Floor - £34,500

The second floor has yet to be assessed for rating purpose having only recently been split.

**Energy Performance Certificate (EPC)**

**C (55)**

**Services**

We understand that the property benefits from all main services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

**Legal Costs**

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

**Availability**

The property is available immediately upon completion of legal formalities.

**Viewing**

Strictly via the appointed joint agents Siddall Jones on **0121 638 0500**

