



## The Archway, Radford Road, Alvechurch B48 7LA

### Recently refurbished | Excellent Connectivity | Idyllic Village Location

2,031 to 3,071 sq ft (189 – 285 sq m)

#### Why Alvechurch?

##### Strategic Location

- Easy access to M42, M5 and M40 motorways
- Alvechurch railway station offers direct links to Birmingham New Street and Redditch

##### Refurbished Space

- Reflects quality, character and professionalism
- Perfect for supporting your brand, impressing clients and inspiring teams
- Generous secure parking

##### Work-Life Balance

- Offers a peaceful, green environment ideal for employee wellbeing
- Local pubs, cafes, shops and walks add to the village charm

##### Thriving Community

- Ambitious businesses, unique blend of rural calm and commercial opportunity

##### Cost-Effective

- Premium space without the premium city price tag

##### Ideal For

- Professional services (accountants, solicitors, Consultants)
- Creative agencies and tech firms
- Regional offices or satellite teams
- Growing SMEs looking for a cost-effective alternative to city-center space

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## The Archway, Radford Road, Alvechurch B48 7LA

### Location

Alvechurch is a picturesque village set within the Bromsgrove district of Worcestershire, combining countryside tranquility with urban connectivity - just minutes from the M42, M5, M40 and Alvechurch station, with its direct links to Birmingham New Street and Redditch stations.

Peaceful surroundings, with local shops, cafes, pubs and green spaces for lunch breaks and team outings.

Alvechurch offers a unique opportunity to base your business in a thriving village community while staying closely connected to Birmingham's commercial hub.

Whether you are a growing SME or an established firm looking to relocate, this location supports productivity, wellbeing, brand image and long-term growth.

### Description

The Archway at Crown House is a beautifully refurbished Listed building, offering prestigious self-contained office accommodation that combines historic character with contemporary design.

The property provides a versatile mix of private offices, open-plan workspaces and meeting areas, with modern facilities including 3 out of 5 recently replaced air conditioning units, kitchenettes and convenient restroom amenities. The upper floors offer flexible layouts, allowing spaces to be easily adapted or subdivided to suit a variety of business needs.

With its combination of heritage charm, abundant natural light, and high-quality finishes, The Archway presents a rare opportunity to occupy a distinguished and highly adaptable office environment within the Crown House development.

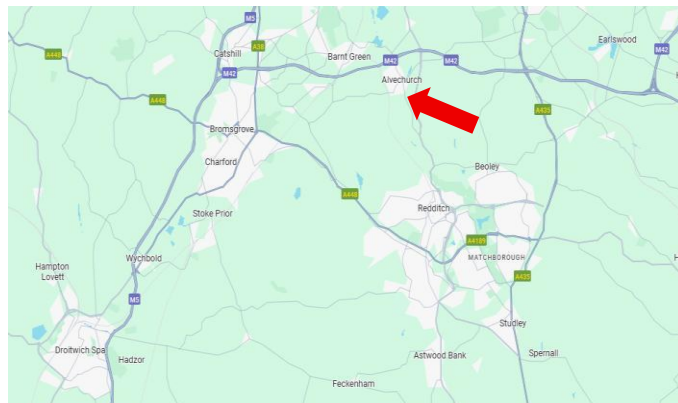
Ground Floor	1,040 sq ft	96.58 sq m
First Floor	1,653 sq ft	153.58 sq m
Second Floor	378 sq ft	35.10 sq m
<b>Total</b>	<b>3,071 sq ft</b>	<b>285.26 sq m</b>

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of D (81).



### Guide Rental

**2,031 sq ft @ £23,200 per annum**

**3,071 sq ft @ £35,000 per annum**

### Service Charge

On Application.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Part Ground floor 5 + 6 The Archway - **£38,750**

Car Parking Spaces With 3 & Pt Gnd Flr 5, The Archway- **£880**

### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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