For Sale / To Let

GJS Dillon
The Commercial Property Consultants



21 Chestnut Court, Jill Lane, Sambourne, Redditch B96 6EW

Modern Self Contained Office Premises

- 1,546 sq ft (143.80 sq m) NIA
- Modern open plan office accommodation
- Comfort cooling
- Perimeter wall trunking
- 7 allocated car parking spaces
- Easy access to the national motorway network

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location
Chestnut Court is situated fronting, yet set back from, Jill Lane approximately 2.5 miles south of Redditch town centre being accessed off the main A448 Redditch to Stratford Road, close to the village of Sambourne.

Junction 2 of the M42 motorway is approximately 7 miles to the north and junction 5 of the M5 motorway is approximately 10 miles to the west with both motorways giving access to the Midlands motorway network.

Description
The property comprises an end of terrace two storey office building in a parade of five identical office units with associated car parking areas. We understand the development was built in 2008 and the buildings themselves are of cavity brick and block construction with infill timber panels to the front elevation, surmounted by a pitched tiled roof.

The ground floor comprises an open plan office area with male and female toilet facilities (together with a built in shower), an open plan kitchen area, a server room and a partitioned private office. Stairs lead to the first floor which comprises an open plan office area with a partitioned private office.

Ground Floor	716 sq ft	66.60 sq m
First Floor	830 sq ft	77.20 sq m
Total	**1,546 sq ft**	**143.80 sq m**

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

Energy Performance Certificate (EPC)
The property has an energy performance rating of D (81)
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



Guide Price / Rental
£300,000 for the freehold
£24,000 per annum exclusive

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

Rating Assessment
Rateable Value - £20,500 from April 2023
Summary valuation - Valuation Office Agency - GOV.UK

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 insitu 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.

Viewing and further information:
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