



1 Brooklands

Moons Moat Drive, Redditch, B98 9DW

Single-Let Office Investment

7,814 sq ft
(725.94 sq m)

- 7814sqft (726sqm) NIA
- Let to Howden Insurance
- Annual Rent £95,000
- Well Specified
- Air Conditioning
- 32 car parking spaces

Summary

Available Size	7,814 sq ft
Price	£1,300,000
Rates Payable	£46,897.50 per annum
Rateable Value	£84,500
Service Charge	£TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	3,922	364.37	Available
1st - Office	3,892	361.58	Available
Total	7,814	725.95	

Description

1 Brooklands is a modern two-storey office building of brick construction. The ground floor comprises a reception, large open-plan office, meeting rooms, training room / canteen, server-room and welfare facilities. A stairwell and passenger-lift ascend from reception lead to first floor being predominantly open-plan with a boardroom, private office, teabar and welfare facilities.

The premises benefits from the following facilities/specification:

- Raised access flooring
- Suspended ceilings incorporating LED lighting
- Powder coated double-glazed windows
- Air conditioning and gas-fired central heating
- Passenger lift
- Canteen/Kitchenette on both floors
- Male, Female and Disabled WCs
- 32 parking spaces

Location

Brooklands benefits from a prominent position fronting Moons Moat Drive, which is situated within 4 miles of Junction 3 of M42 motorway within turn is accessed via A435. The estate also benefits from close proximity to Redditch town and Birmingham city centres, which are situated within 2 miles and 10 miles respectively.

Price

£1,300,000

Tenure

Freehold - subject to a 10 year Full Repairing and Insuring Lease from March 2023 to Howden Insurance at an Annual Rent of £95,000. The Lease is subject to a Rent Review and Tenant Break Option at the 5th anniversary.

Service Charge

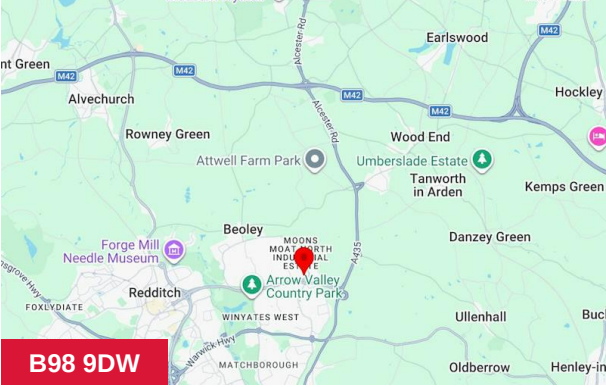
There is a service charge to cover the maintenance of the common areas, building insurance and refuse collection.

Rateable Value

£84,500

Viewing

Strictly by appointment with our reception - 01527 584242



Viewing & Further Information



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