



4 Chestnut Court

Jill Lane, Sambourne, Redditch, B96 6EW

Superb Modern Office

1,558 sq ft
(144.74 sq m)

- Well Specified
- Courtyard Development
- New Lease
- Designated Parking
- Superb Fit Out
- Convenient Rural Location

Summary

Available Size	1,558 sq ft
Rent	£22,000 per annum
Rateable Value	£24,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,500 per annum
EPC Rating	B (29)

Description

Chestnut Court is a high quality development of two-storey self contained offices located in an idyllic setting in rural Worcestershire. Unit 4 has a Net Internal Area (NIA) of 1,558sqft (145 sq m).

The accommodation is excellent and includes the following features;

Independent room temperature control.

Perimeter and floor trunking for power, voice and data cabling.

LG7 lighting

All windows and entrance doors are double-glazed high quality hardwood timber.

Fully decorated with high quality fittings and finishes throughout.

Disabled WC

Fully automatic gated environment.

5 car parking spaces are included with additional spaces being available by way of negotiation.

Location

The village of Sambourne is located 1.5 miles from Studley, 5 miles south of Redditch and four and a half miles north of Alcester. The M42 is just over 10 minutes drive away.

Redditch Railway Station is located just 4 miles away and it is less than 30 minutes drive to Warwick Parkway Railway Station, which offers a direct rail route to London Marylebone.

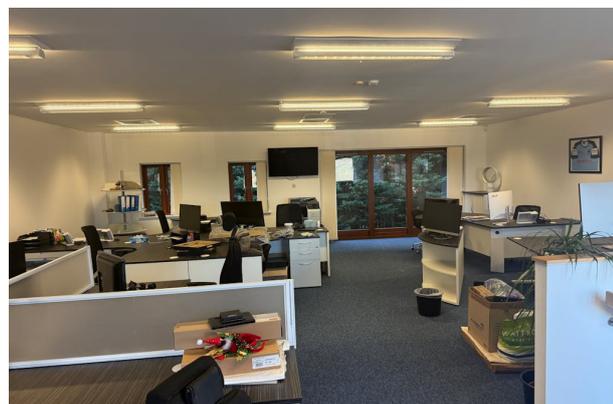
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	722	67.08	Available
1st - Office	836	77.67	Available
Total	1,558	144.75	

Viewings

Strictly by appointment with our Reception on 01527 584 242.



Viewing & Further Information



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