JOHN TRUSLOVE
Chartered Surveyors & Valuers

TO LET / FOR SALE



1A Madeley Road

North Moons Moat, Redditch, B98 9NB

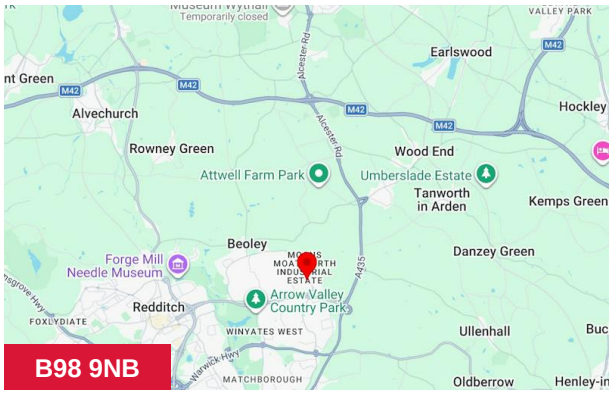
Modern Semi-Detached Office

3,023 sq ft
(280.85 sq m)

- Decent Specification
- Recently Refurbished
- 12 Car Parking Spaces
- Convenient M42 access
- Available Immediately

Summary

Available Size	3,023 sq ft
Rent	£25,000 per annum
Price	£350,000
Business Rates	Not Separately Assessed
Service Charge	N/A
Car Parking	12 allocated parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry









Description

The Property comprises a well-specified two-storey Office forming part of a detached commercial unit, which was constructed approximately 35 years ago.

The accommodation is accessed via a reception lobby leading into a predominantly open-plan ground floor office, with a large staff-room adjacent.The first floor features a boardroom, private offices and an open plan office/training room.

The Property features suspended ceilings incorporating a mixture of inset LED, fluorescent and spotlight fittings with gas-fired central heating throughout.

Externally, the property benefits from 12 designated car parking spaces.

Location

Madeley Road Industrial Estate enjoys a prominent location in North Moons Moat, a popular and well-established commercial area. The Estate benefits from excellent road access via Ravensbank Drive and Coventry Highway to M42 J3, which is just 4 miles to the north.

Redditch Town Centre is 2 miles to the west with Redditch Railway Station providing frequent connections to Birmingham City Centre, which is approximately 15 miles to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,428	132.67	Available
1st - Office	1,595	148.18	Available
Total	**3,023**	**280.85**	

Tenure

The property is available either Freehold or by way of a new Full Repairing and Insuring lease for 3 or more years.

Rent

£25,000 per annum

Rateable Value

TBC - Not Separately Assessed

Energy Performance Certificate (EPC)

TBC

Viewing

Strictly by appointment with our reception on 01527 584242.

Price

£350,000

Viewing & Further Information



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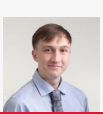

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