



First Floor, 1 The Oaks, Clews Road
Redditch, B98 7ST

Modern Office Suite

514 sq ft
(47.75 sq m)

- Convenient Location
- End-terraced
- LED Lighting
- Allocated Parking
- Prominent Position
- Well Specified

Summary

Available Size	514 sq ft
Rateable Value	£5,200 100% Small Business Rate Relief potentially available.
Service Charge	£2,750 per annum
EPC Rating	C (65)

Description

The Property comprises the first floor of a purpose built two-storey office on a popular business park. Internally, the office is well specified with good quality floor coverings and suspended ceilings with inset LED lighting throughout.

The accommodation benefits from gas-fired central heating throughout with comfort cooling to part.

The Net Internal Area (NIA) is approximately 514sqft (47.75sqm).

Externally, the property benefits from three allocated parking spaces.

Location

The Property is situated in a prominent business location on Clews Road in Redditch, a bustling town in Worcestershire.

The area benefits from a mixture of commercial uses, making it a great location for businesses.

Redditch Town Centre is within five minutes drive and offers a range of amenities, including retail outlets, restaurants, and cafes. Public transportation is well-served, with bus services operating regularly and Redditch Railway Station provides direct connections to Birmingham and beyond, making the area convenient for commuters.

Redditch is strategically positioned approximately 15 miles south of Birmingham, offering excellent connectivity to major road networks, including the M42 and M5 motorways, which link to the national motorway system.

Rent

£8,250 pa (no VAT)

Services

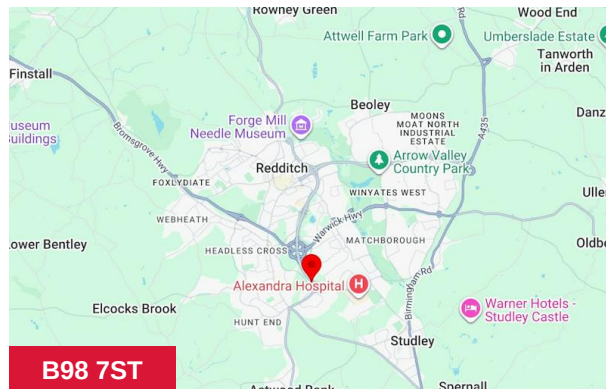
All mains services are available.

Service Charge

£2,750 pa inclusive of utilities

Viewing

Strictly by appointment via our Office - 01527 584242.



Viewing & Further Information



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