



21 Chestnut Court
Jill Lane, Sambourne, B96 6EW

High Quality Office

1,546 sq ft
(143.63 sq m)

- Freehold or Leasehold
- Popular Rural Development
- Convenient Location
- Air-Conditioning
- Shower Facility
- 7 Parking Spaces

Summary

Available Size	1,546 sq ft
Rent	£18,000 per annum
Price	£280,000
Rates Payable	£11,880 per annum
Rateable Value	£24,750
EPC Rating	D (81)

Description

The Property comprises an end-terrace, two storey office extending to 1,546 sq ft (144 sq m) within a popular courtyard scheme. The accommodation is well specified with LG7 lighting, perimeter data trunking and air-conditioning throughout the offices.

Internally, the ground floor provides an open plan office with a kitchen area to the rear, private office, male and female WCs including a shower cubicle. The first floor is predominantly open plan office with a partitioned private office/meeting room.

Externally, the Property benefits from 7 allocated parking spaces.

Location

Chestnut Court is a high quality development of 2-storey offices located in an idyllic setting in rural Worcestershire, accessed via Jill Lane, roughly 5 miles south of Redditch Town Centre.

The property benefits from good motorway connectivity, with J2 of the M42 around 7 miles to the north and J5 of the M5 around 10 miles to the west, both linking into the wider Midlands motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	716	66.52	Available
1st - Office	830	77.11	Available
Total	1,546	143.63	

Legal costs

Each party responsible for their own

EPC Rating

D (81)

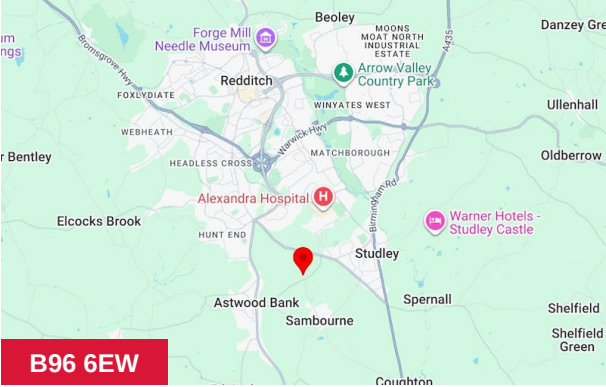
Tenure

Freehold - £280,000+VAT

Alternatively, by way of a new Full Repairing and Insuring Lease for a term of 3 or more years at an Annual Rent of £18,000+VAT.

Viewings

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk