



**37A Alcester Road**  
Studley, B80 7LL

**Prominent Ground Floor Office**

**650 sq ft**  
(60.39 sq m)

- New Lease
- Available June 2026
- Private Car Park
- Return Frontage
- Small Business Rate Relief available
- Internal Repairing Terms

## Summary

Available Size	650 sq ft
Rent	£13,800 per annum
Business Rates	£10,750 - 100% Small Business Rate Relief potentially available.
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The Property comprises a prominent ground floor office suite adjacent to the junction of Alcester Road and Castle Road in the heart of Studley Town Centre.

The accommodation has been configured to provide a Reception and Open Plan Office with a Kitchenette, WC and Private Office / Meeting Room to the rear.

## Location

The Property fronts onto the A435 between Birmingham and Stratford-upon-Avon.

Transport links are good via Alcester Road, which provides convenient access to Redditch and Evesham.

Birmingham City Centre is approximately 17 miles to the north.

## Accommodation

The accommodation comprises the following areas:

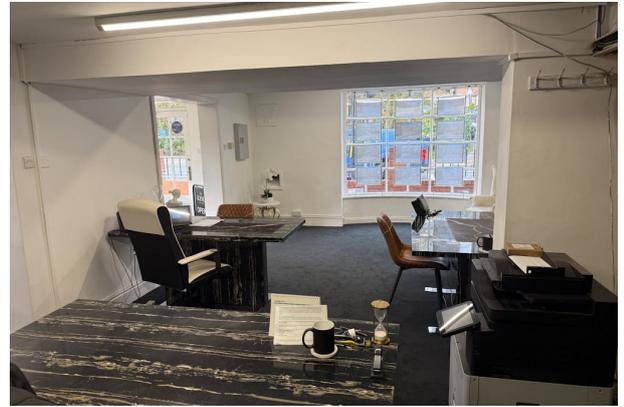
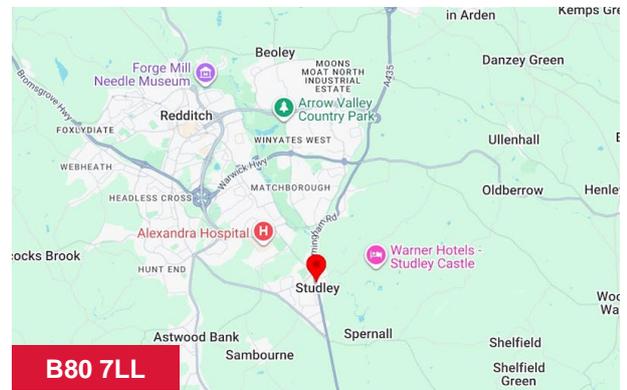
Name	sq ft	sq m	Availability
Ground - Office / Studio	650	60.39	Available
<b>Total</b>	<b>650</b>	<b>60.39</b>	

## Tenure

Available on a new business lease for 3 or more years.

## Viewings

Strictly by appointment with our office on 01527 584242.



## Viewing & Further Information



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