

CONVENIENTLY LOCATED OFFICE



1-3 High Street
Astwood Bank, Redditch, B96 6DB

First Floor Office Suite

851 sq ft
(79.06 sq m)

- AVAILABLE IMMEDIATELY
- WELL SPECIFIED
- DESIRABLE LOCATION
- 2 PARKING SPACES
- ADDITIONAL STORAGE AVAILABLE

Summary

Available Size	851 sq ft
Rateable Value	£12,500
	Small Business Rate Relief potentially available
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Location

The Property is located at the junction of High Street and Feckenham Road occupying a prominent corner position conveniently accessed from Evesham Road (A441).

Description

The Property is a first floor office suite within an attractive, return-fronted , two storey commercial Property.

The suite is accessed via a central lobby with an intercom control providing access to the stairwell. The offices are configured to provide a reception area of which there is a mixture of open plan and private offices with a kitchen and separate male and female WCs. The accommodation is generally well specified with good quality fittings throughout.

Externally, the Property benefits from two off-street parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor	851	79.06	Available
Total	851	79.06	

Rateable Value

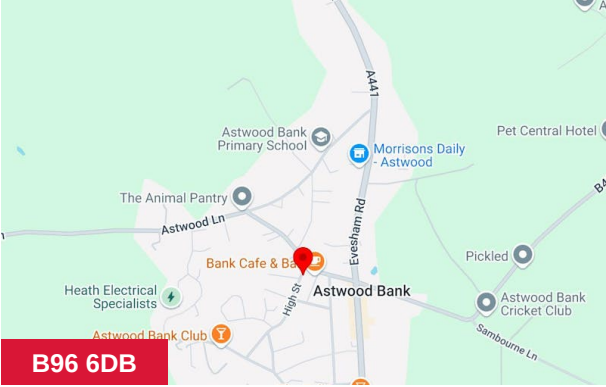
£12,500

Services

All mains services are available.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



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