



First Floor

3-4 Church Green West, Redditch, B97 4DY

Open Plan First Floor Office

1,111 sq ft
(103.22 sq m)

- Prominent Position
- Fronting onto Church Green
- 1,111 sqft NIA
- Well Specified
- Available 1st May

Summary

Available Size	1,111 sq ft
Rent	£15,000 per annum
Rateable Value	£13,500
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 self-contained office suite within a mixed use 3-storey building of which the first floor is currently available.

The accommodation is a conveniently located open plan office suite with a kitchenette and separate Male and Female WCs. The premises are fitted to a high standard with LED lighting, electric heating and good quality carpet tiles throughout.

The total Net Internal Area (NIA) is approximately 1,111 sq ft.

Location

Aysa House fronts onto Church Green which is the centre of The Golden Triangle of Redditch's prime professional office area. The Property benefits from excellent communication links with Redditch Train and Bus Stations being within two minutes walk.

The Property is within view of the main entrance to the Kingfisher Centre and occupiers in the immediate vicinity include Lloyds Bank, HSBC, Halifax and JD Wetherspoons.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office Suite	1,111	103.22	Available
Total	1,111	103.22	

Rent

£15,000 per annum (no VAT)

Tenure

A new business lease for a term of 3 or more years, with the Tenant responsible for all outgoings.

EPC

TBC

Services

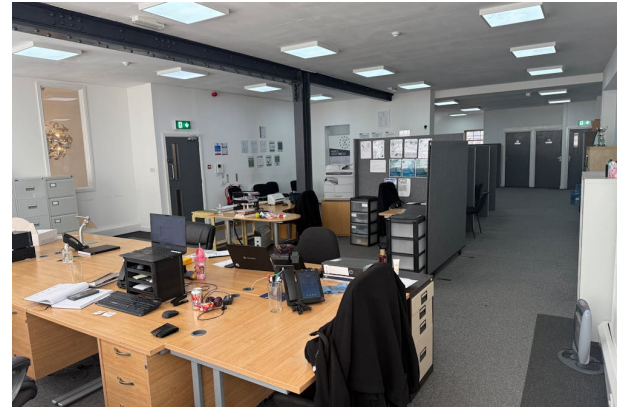
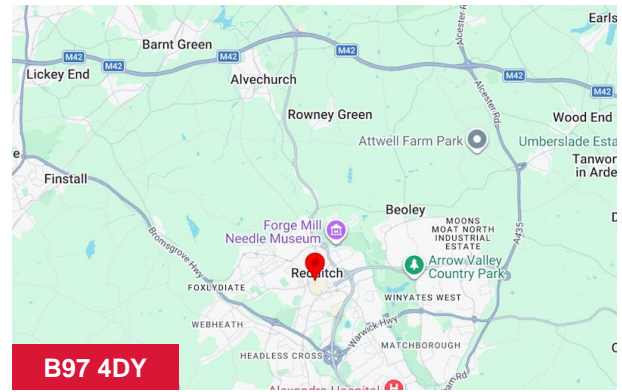
All mains services are connected, save for gas.

Legal Fees

Each party to bear their own fees.

Viewing

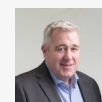
Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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