



Ipsley Court
Berrington Close, Redditch, B98 0TJ

Superb Character Offices

3,407 sq ft
(316.52 sq m)

- SELF-CONTAINED
- HEATING AND COOLING
- AVAILABLE IMMEDIATELY
- 25 CAR PARKING SPACES
- NEW LEASE
- CONVENIENT LOCATION

Summary

Available Size	3,407 sq ft
Rent	£39,500 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Ipsley Court is located off Berrington Close in Redditch, south-east of Redditch Town Centre, with Junctions 2 and 3 of the M42 being conveniently accessed via Warwick Highway (A4189) and the A441/A435.

Description

Ipsley Court comprises a Grade II Listed character Office building, originally constructed in the 17th Century. The Property is of red brick construction with a pitched tiled roof, with rendering to part of the exterior.

The accommodation is configured to provide four predominantly open-plan Office Suites, all benefitting from excellent natural light. There are separate male and female WCs and Kitchenette facilities on both floors. The Net Internal Area (NIA) is as follows:

- Ground Floor: 1,649 sq ft
- First Floor: 1,758 sq ft

Externally, there are 25 car parking spaces providing an excellent ratio of one space per 135sqft. Additional parking is potentially available by separate negotiation.

The accommodation is currently occupied by a training company who are relocating so there is potential to purchase some of the furniture, if required. Original features have been retained to include exposed oak beams and original dog-leg staircase with large turned balusters and moulded handrail.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,649	153.20	Available
1st	1,758	163.32	Available
Total	3,407	316.52	

Rent

£39,500 Per Annum (+VAT)

Tenure

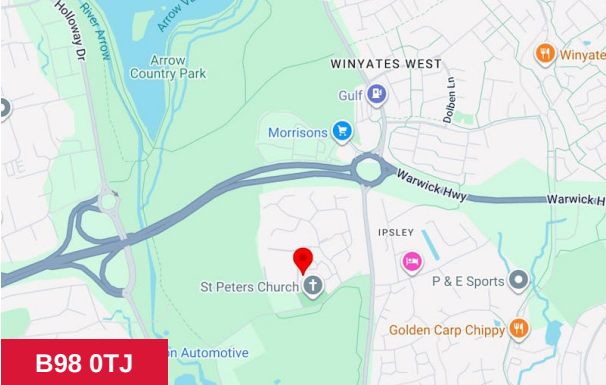
New Business Lease on standard FRI terms for 3 or more years.

Legal Fees

Each party to bear their own costs.

Viewing

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