



First Floor, Office 2

Haydon House, Alcester Road, Studley, B80 7AN

Self-Contained Office

304 sq ft
(28.24 sq m)

- Good Quality Office
- Convenient Location
- 1 Car Parking Space
- Self-Contained
- Available Immediately
- Well Specified

Summary

Available Size	304 sq ft
Rent	£4,000 per annum +VAT
Rateable Value	£4,850 100% Small Business Rate Relief Potentially Available
Service Charge	£1,805.44 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Description

Haydon House is a mixed-use 3-storey building incorporating Retail Units at Ground Floor level with Office and Residential accommodation above.

The Property benefits from car parking to the front and rear.

Location

The Property fronts onto Alcester Road (A435) which links to Birmingham and the M42 to the north.

Studley is situated just south-east of Redditch Town Centre, on the A435 Alcester Road, and is within easy access of the M42/M40/M5 Motorways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	304	28.24	Available
Total	304	28.24	

Accommodation

The First Floor is accessed via a central corridor leading to a communal landing with separate Male & Female WCs. Office 2 has been partitioned to create Reception Office and Private Office.

The Net Internal Area (NIA) extends to approximately 304 sq ft (28 sq m)

Services

Mains electricity, water, drainage and gas are available.

Rent

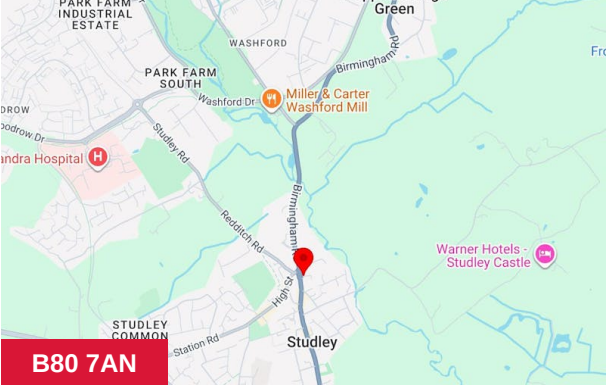
£4,000 Per Annum (+VAT)

Tenure

New Lease for a term of 3 or more years.

Viewings

Strictly by appointment with our office on 01527 584242.



Viewing & Further Information



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



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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/09/2026