



RENT
£10,000
(per annum)



EPC RATING
Band E



Unit 5 & 6, Wheeley Ridge
Wheeley Road, Alverchurch, B48 7DD

Self Contained Barn Conversion | 1,090 Sq Ft (101.40 Sq M)



TO LET



Location

The property is located within a rural courtyard development, approximately 1.5 miles from Alvechurch. The property benefits from excellent transport links with the M42 and M5 within close proximity and mainline railway stations at Alvechurch, Barnt Green and Bromsgrove.



Description

The office is set within an attractive complex of converted brick barns. It comprises a self-contained first floor office space split into three rooms and an entrance reception area. The office benefits from the use of a communal kitchen and WC and externally, there are three parking spaces available.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Total Office space	1,091.51	101.40



Amenities



RURAL LOCATION



PARKING



BARN
CONVERSION





Further information

Lease Terms

The property is to be let by way of a business lease for a term of 3 years or more, (subject to satisfactory references).

Rent

Guide - £10,000 per annum.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

Water is included in the annual rental price. Electricity and oil heating is provided and recharged on a regular basis.

Legal Costs

A contribution will be payable towards legal costs.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord will request three months deposit.

EPC

The EPC rating is Band E.

Fixtures & Fittings

Unless mentioned within these particulars, all fixtures and fittings are excluded from this letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

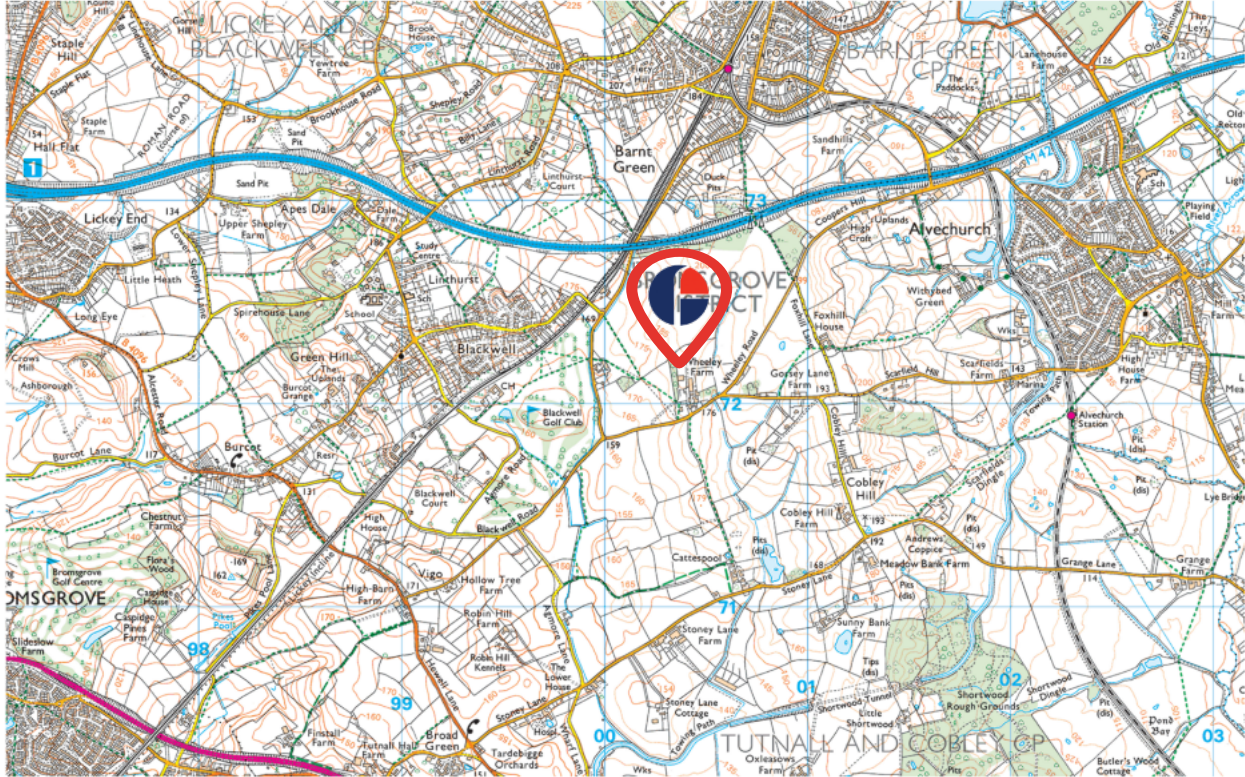
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Unit 5 & 6, Wheeley Ridge, Alvechurch



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Approximate Travel Distances



Locations

- Alvechurch - 2 miles
- Redditch - 5 miles
- Bromsgrove - 4 miles
- Birmingham - 12 miles
- London - 114 miles



Nearest Stations

- Alvechurch - 1.83 miles
- Barnet Green - 1.8 miles



Nearest Airport

- Birmingham - 18.6 miles



Viewings



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Particulars dated March 2024. Photographs dated April 2024.