

TO LET

Self Contained Office - Alvechurch
370 Sq Ft (34.74 Sq M)

Room 4, Wheeley Ridge
Alvechuch, B48 7DD



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An attractive, self contained ground floor office space within a complex of converted barns, on the fringe of Alvechurch

- 370 sq ft made up of a main office and two meeting rooms
- Use of communal kitchen and W/C
- Convenient location for M42 & M5



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Approximate Travel Distances



Locations

- Bromsgrove - 4 miles
- Redditch - 4.8 miles

Sat Nav Post Code

- B48 7DD

Location

The office is located on the western fringe of the popular village of Alvechurch, between Redditch and Bromsgrove. Access to both the M42 and M5 motorways is within 5 miles.

Description

Room 4 comprises a self contained ground floor office space with two additional meeting rooms, all set within an attractive complex of converted red brick barns. The office benefits from the use of a communal kitchen and WC.

Accommodation

Description	Sq M	Sq Ft
Total office space	34.37	370

Tenure

The property is available to let by way of a new formal business lease for a term of years to be negotiated, subject to satisfactory references.

Guide Rental Price

£6,000 per annum exclusive.



Nearest Stations

- Alvechurch - 1.2 miles



Nearest Airports

- Birmingham - 18 miles

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 the landlord's legal costs.

References/Deposit

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

The landlord may also request a deposit equivalent to three months rent.

Anti Money Laundering

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

EPC

Energy Performance Rating E.

VAT

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

Viewings

By prior arrangement with the agent.



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