



## Second Floor Front & Middle Office, 13 Comberton Hill, Kidderminster, Worcestershire, DY10 1QG

TO RENT £4,800 Per annum / £400 per calendar month. Located on the popular road of Comberton Hill we have two offices both with their own toilet facilities, situated on the second floor. The properties benefit from electric heating and double glazing. Offices have a net internal area of approx. 65 sq mtrs / 703 sq ft. The property is available on a minimum twelve month lease on internal repairing and insuring terms. £60 per month for service charge. EPC=E

- Spacious offices
- Close to Town Centre
- Walking distance of train station
- Toilet facilities
- Electric heaters
- Double glazed

**£4,800 per annum / £400 per month**

### Communal Entrance

Leads to ground first and second floors. This building does not have access to the public and a door entry system is in place.

### Office Front

18' x 20'1" (5.49m x 6.12m)

Approx. Area 360.41 sq ft (33.48 sq m).

x2 Night Storage Heaters, x3 double glazed window, intercom telephone, internet/phone points

### Toilet Facilities

Toilet and wash hand Basin

### Office Rear

Approx. Area 31.89 sq mtrs / 343.31 sq ft

Electric Heating and double glazing

### Toilet Facilities

WC and wash hand basin

### Rent & Service Charge

£4,800 per annum rent / £400 per month plus service charge of £60.00 per month

### Business Rates

Interested parties are advised to contact Wyre Forest District Council on 01562 732928 to establish the rates payable.

For information on business rates relief go to [www.gov.uk](http://www.gov.uk) or [www.wyreforestdc.gov.uk](http://www.wyreforestdc.gov.uk)

### Lease

A new internal repairing and insuring lease is available. Minimum term 12 months. Longer term available if required.

### Building Insurance

The ingoing tenant is responsible for paying the Landlord for the Building insurance on commencement of the lease. This will be charged out on an annual basis

### Referencing / Deposit

A successful tenant will need to provide satisfactory references. The Landlord will also require a deposit equivalent to three months rent

### Legal Fees

All parties are to pay their own legal fees in connection with the lease

### Services

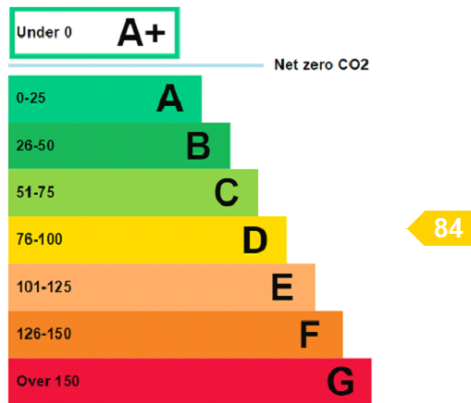
Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective tenants are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

### Fixtures & Fittings

Any fixtures and fittings not mentioned in these particulars are excluded from the letting.

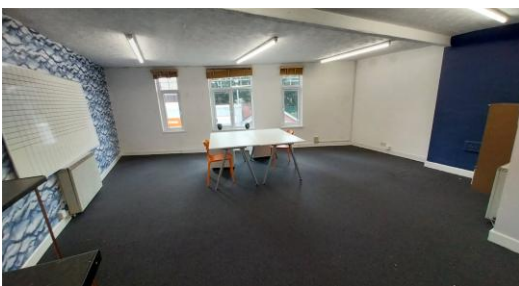
## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.