



**RENT**  
**£10,000**  
(per annum)



**EPC RATING**  
**Band E**



**Unit 2, Wheeley Ridge**  
Wheeley Road, Alverchurch, B48 7DD

Self contained barn conversion | 837 Sq Ft



**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

Unit 2, Wheeley Ridge is a well-presented barn conversion part of a complex of several office units at Wheeley Farm. The unit includes open plan office accommodation with exposed beams and vaulted ceilings creating a spacious and airy working environment. In addition, on the ground floor, the unit benefits from a kitchenette, two WCs as well as storage cupboards. Over part, additional office space for storage is provided by a mezzanine floor. Externally, the unit includes three parking spaces. Water is included in the rent and electric and heating are metered and re-charged.



## Accommodation

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

| Floor                    | Sq Ft      | Sq M         |
|--------------------------|------------|--------------|
| Ground floor office area | 628.72     | 58.41        |
| Mezzanine                | 208.28     | 19.35        |
| <b>Total</b>             | <b>837</b> | <b>77.76</b> |



## 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

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### 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

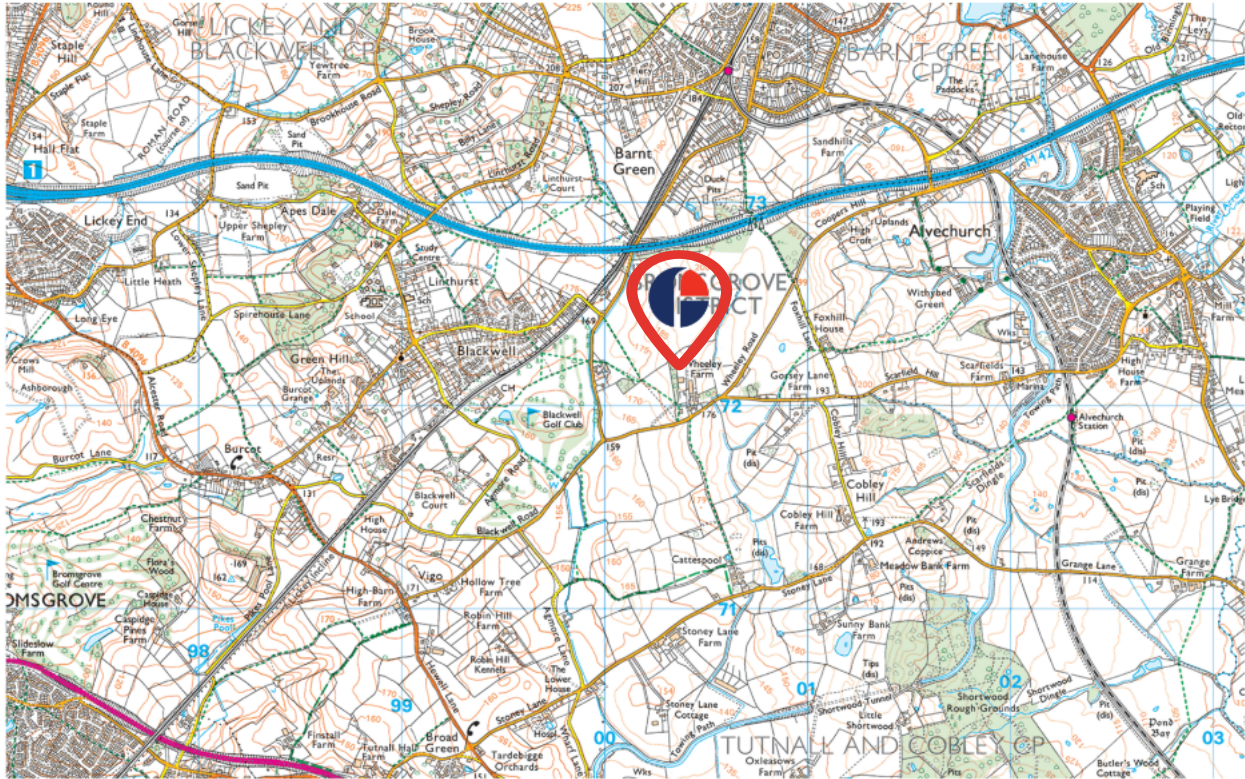
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



# Unit 2, Wheeley Ridge, Alvechurch



Produced on Mar 15, 2024.  
© Crown copyright and database right 2024 (licence number: 1000391032)



## 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
- Barn Green - 1.8 miles



### Nearest Airport

- Birmingham - 18.6 miles



## Viewings



**Izzy Speakman**



01905 453 275



07551 152 690



izzy.speakman@fishergerman.co.uk

[fishergerman.co.uk](https://fishergerman.co.uk)



**Please Note:** Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated March 2024. Photographs dated June 2014.