



## **FF Wing A**

**Studley Point, Birmingham Road, Studley, B80 7AS**

### **High Specification Offices**

**1,636 sq ft**  
(151.99 sq m)

- Convenient Location
- Extensive Parking
- Comfort Cooling
- Raised Floors
- Available Immediately
- Refurbished



Summary

Available Size	1,636 sq ft
Rent	£12.50 per sq ft
Rates Payable	£9,980 per annum
Rateable Value	£20,000
Service Charge	£6 per sq ft Approximately £6 per sq ft (plus VAT) inclusive of heating costs and repairs/maintenance to comfort cooling.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Studley Point fronts onto Birmingham to the north of Studley Town Centre, within a mixed residential and commercial area.

Communication links are excellent, with Studley being located approximately 4 miles south-east of Redditch, with Junction 3 of the M42 being 6 miles to the north via the A435.

Description

Studley Point is a prominent, high specification multi-let office, set within landscaped grounds and benefits from generous on-site parking.

The Communal Reception is secured via an access-controlled intercom, with well-specified communal areas and a passenger lift.

Internally, the suites benefit from suspended ceilings with inset LG3/LED lighting, comfort cooling, central heating and tea-bar facilities.

Externally, there is a large, gated car park adjacent to the property.

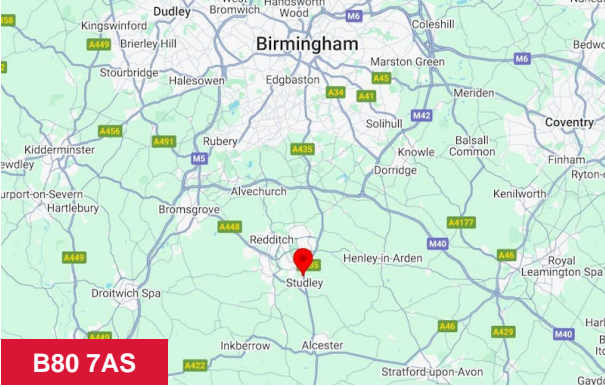
Accommodation

The available accommodation currently comprises the following:

Name	sq ft	sq m	Availability
1st - Wing A	1,636	151.99	Available
Total	1,636	151.99	

Viewings

Strictly by appointment with our Reception on 01527 584242.



Viewing & Further Information



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