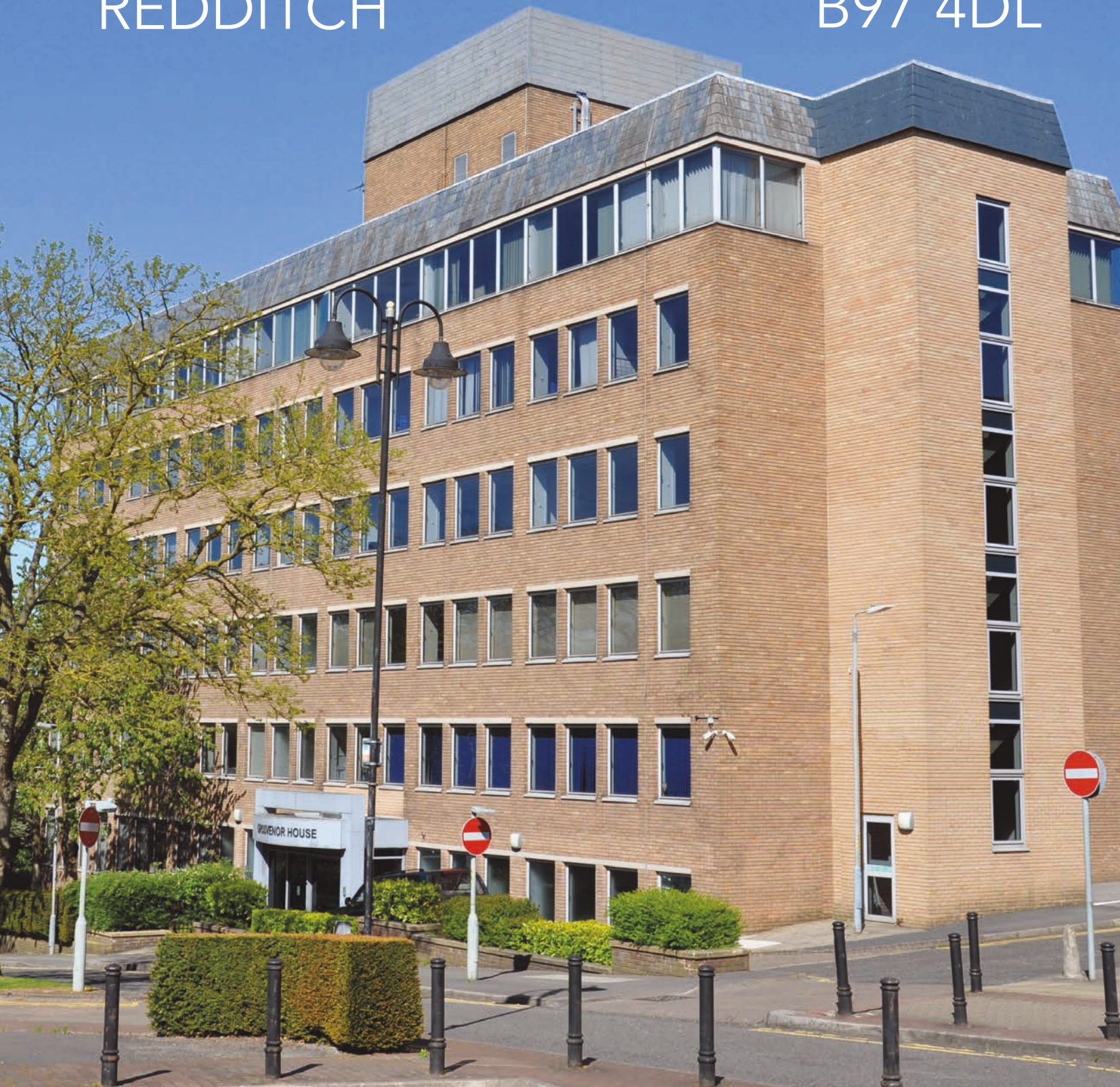


# GROSVENOR HOUSE

REDDITCH

B97 4DL



MODERN OFFICE SUITE  
TO LET 457 - 13,684 SQ FT

LOXTON DEVELOPMENTS



# WELCOME TO GROSVENOR HOUSE



MARK ROBERTS  
MANAGING DIRECTOR  
07740 771621



JOHN ROBERTS  
DIRECTOR  
07785 273348

IF you are looking for fully refurbished office space in a landmark building with great road network access, brilliant parking, and good public transport links then Grosvenor House could be for you!

- It is the most prominent office block in Redditch town centre visible from miles away as you approach Redditch from junction 2 of the M42.
- Access by road is easy with two fast routes to the motorways – either to junction 2 or 3 of the M42.
- We have excellent parking with almost 200 spaces in two car parks – out of town parking standards with all the benefits of a town centre building
- It's a pleasant town centre location with access to all the shops and other facilities which is very handy for staff.
- The building was once the head office for Istel, a pioneer of telecoms in the 1980s, and then AT&T. We now have a range of successful occupiers including Cummins, Slimstock, Pearson and Cruise.

We look forward to showing you round!

Mark Roberts, Managing Director  
Loxton Developments Ltd

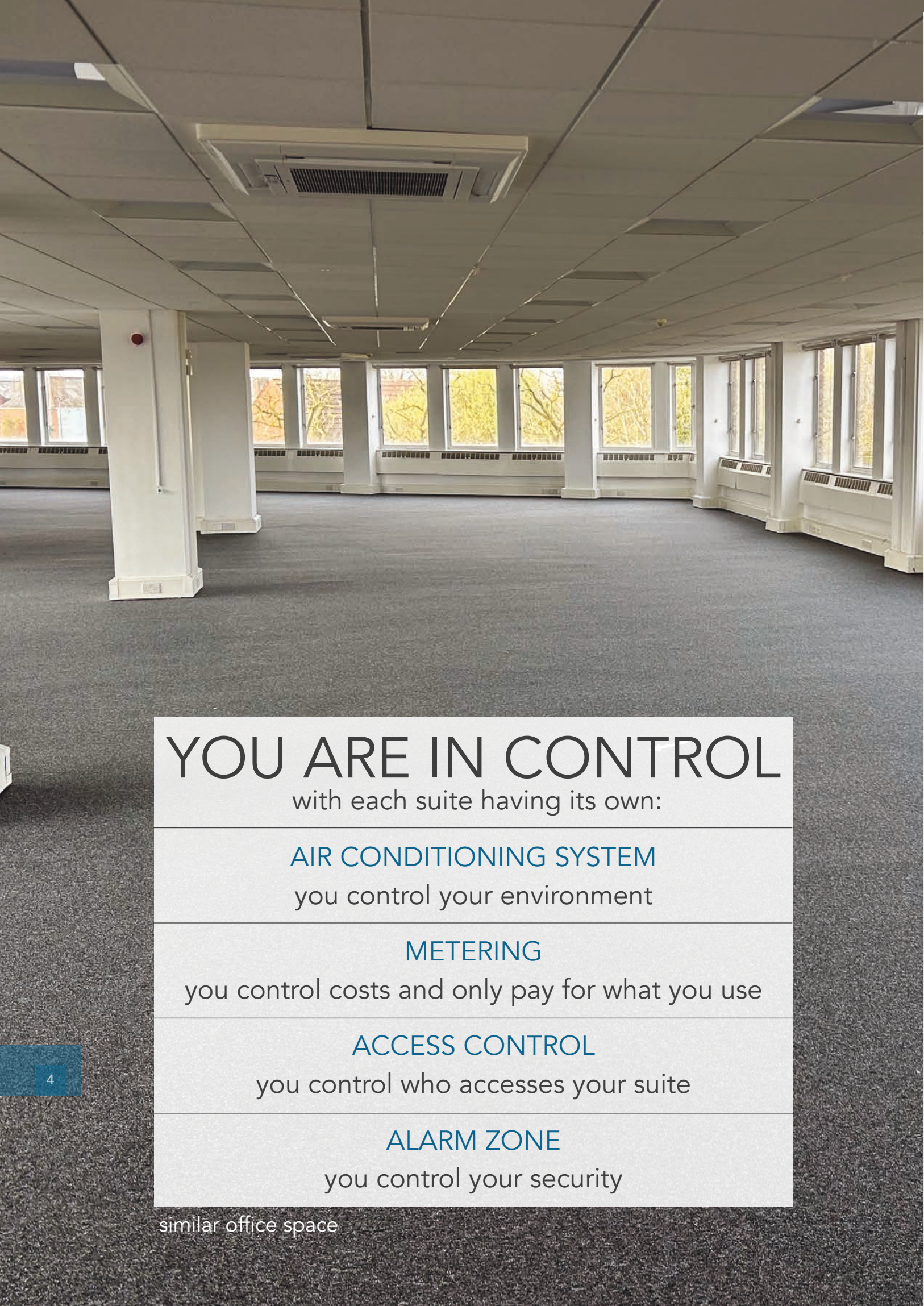


BLUE PLAQUE  
Grosvenor House is recognised for its historic role in the success of Redditch



GREAT LOCATION  
GRADE A SPACE  
FULLY REFURBISHED  
EXCELLENT PARKING  
RAISED ACCESS FLOORING  
IN LARGE SUITES  
AIR CONDITIONING  
SOLAR PANELS  
AND EV CHARGING POINTS





# YOU ARE IN CONTROL

with each suite having its own:

## AIR CONDITIONING SYSTEM

you control your environment

## METERING

you control costs and only pay for what you use

## ACCESS CONTROL

you control who accesses your suite

## ALARM ZONE

you control your security

similar office space

# SPECIFICATION

## SUSTAINABILITY

- town centre location
- solar panels
- EV chargers
- opening windows
- EPC C
- zero carbon electricity supply
- high efficiency LED lighting with occupancy sensors
- energy efficient air conditioning system for heating and cooling
- separate metering of power for each suite – you only pay for what you use
- easy environmental reporting
- cycle spaces

## FACILITIES

- refurbished reception and common areas
- new suite doors
- compliant disabled access and facilities
- 2 x large lifts
- generous toilet provision
- shower

## SECURITY

- secure site – CCTV, lighting, barrier
- intruder alarm in each suite and for the building as a whole
- Paxton access control
- new high definition CCTV just installed with 18 high definition cameras – 7 internal, 11 external
- LED external lighting with sensors and timer

## SPACE

- fully refurbished Grade A specification open plan space
- suites of various sizes
- windows all round – light and airy space, easy to subdivide
- new carpets
- redecorated
- raised access floor in larger suites with floor boxes
- data cabling
- opening double glazed windows
- tea points/kitchens

## SAFETY

- new fire alarm
- new emergency lights

## PARKING 1:231

- Ample parking - 200 spaces in total – one space to c231 sq ft
- car park marked out and all spaces numbered
- all areas covered by new CCTV system
- EV charging points
- our Smallwood car park is just refurbished with new lighting, CCTV, intercom and barrier with automatic number plate recognition

## LOCATION

- super prominent location in the town centre
- two easy routes to M42 – A441 to J2 – 10 minutes; A453 to J3 – 12 minutes
- short walk to town centre bus stops and railway station



SOLAR PANELS ON ROOF



7kW EV chargers



SECURE AND ORGANISED

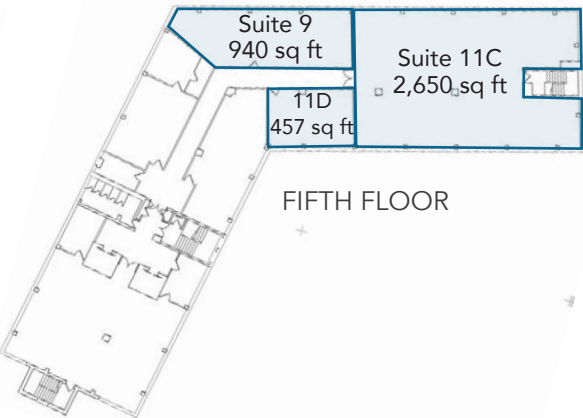
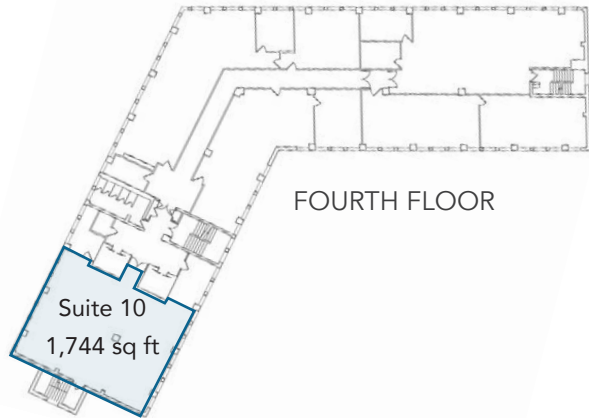
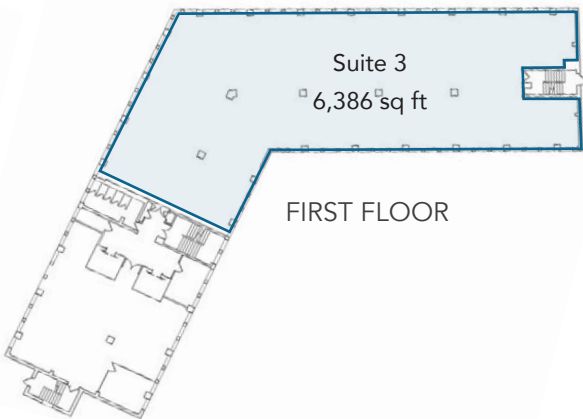
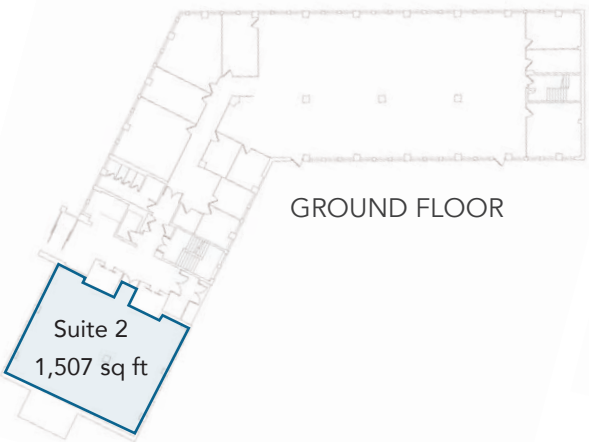


FLEXIBLE, LIGHT & AIRY  
OPEN PLAN SPACE

SPACE AVAILABLE

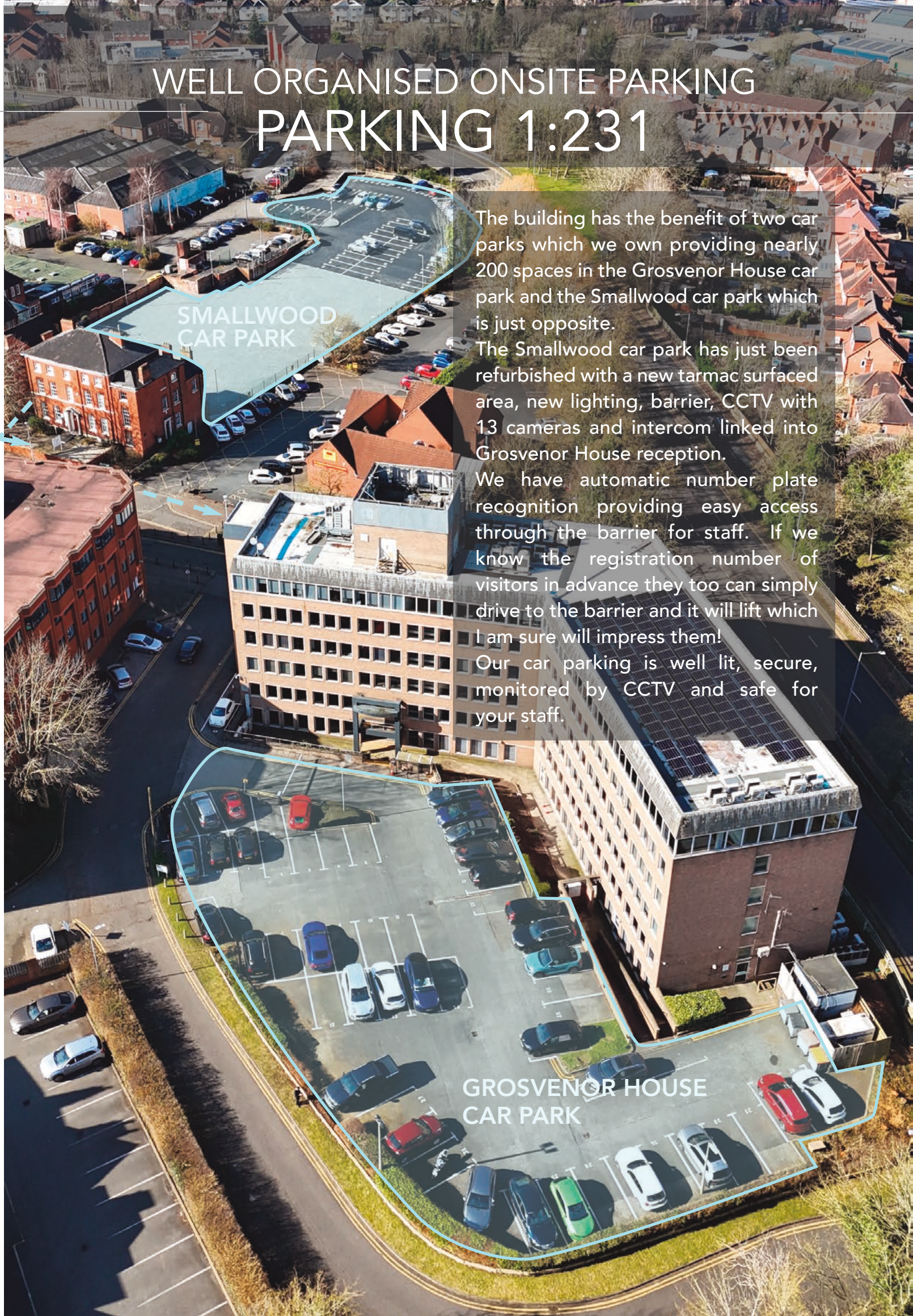
FLOOR	SUITE	AREA sq ft (approx)	
G	2	1,507	
1	3	6,386	
4	10	1,744	
5	11B	940	
5	11C	2,650	4,047 combined
5	11D	457	

areas are approx  
Net Internal Area



THIRD & FOURTH FLOORS are fully let

WELL ORGANISED ONSITE PARKING  
PARKING 1:231



The building has the benefit of two car parks which we own providing nearly 200 spaces in the Grosvenor House car park and the Smallwood car park which is just opposite.

The Smallwood car park has just been refurbished with a new tarmac surfaced area, new lighting, barrier, CCTV with 13 cameras and intercom linked into Grosvenor House reception.

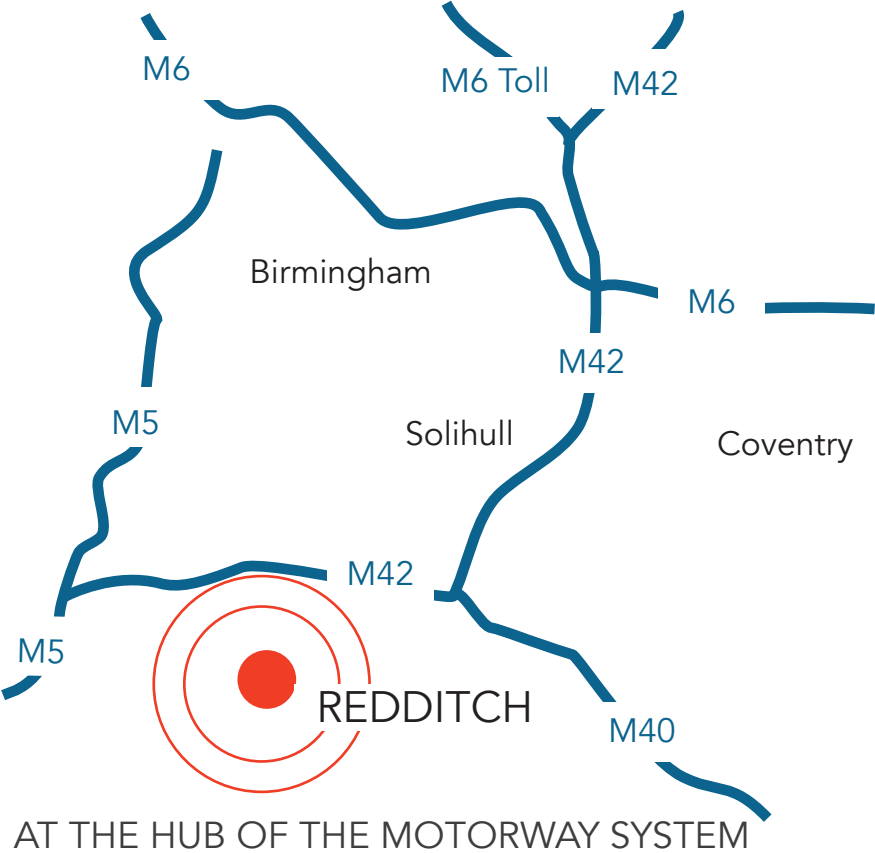
We have automatic number plate recognition providing easy access through the barrier for staff. If we know the registration number of visitors in advance they too can simply drive to the barrier and it will lift which I am sure will impress them!

Our car parking is well lit, secure, monitored by CCTV and safe for your staff.



CLOSE TO M5, M42 & CENTRAL BIRMINGHAM

# STRATEGIC LOCATION



WALKING DISTANCE TO LOCAL

# EXCELLENT AMENITIES



Easy and pleasant walk into Redditch town centre with its excellent local amenities including the Kingfisher Shopping Centre.



# IN GOOD COMPANY WITH LOXTON TENANTS

## OUR QUALITY TENANTS

ABL Health	Direct Source Healthcare	Pacific Solutions
Active Body Centre	EE	Pearson
Agiito	Eleven Views	Post Office
Alfa Lavell	Exactech	Power On Connections
Arcus Solutions	Fairway Training	Priory Group
Ardes Resourcing	Footprint	Relating Dots
ASC Connections	Geospatial Insight	Renew Counselling
Aspiration Training	Greenslade Taylor Hunt	Rossano Ferretti
Atos	Goodrich Technologies	Riaz Law
BHM Energy	H3G	RPS
Bickerton Brothers	Hi-Light Café	Salus
Broadstone Pensions	ICS Cool Energy	Savino Del Bene
Carbrey Group	ICE Creates	Seetec Pluss
Caretech Community Services	Inspired Care Services	Slimstock
Cavell Nurses Trust	JBA Associates	SpaMedica
City Sightseeing	Julian House	SRD Technology
Cleansing Service Group	Loop Scorpio	Teens in Crisis
Coactivation	Meritor (Cummins)	TME
Colston Media	Mott Macdonald	Victim Support
Connect Health	Network Rail	VeloxServ
Contingency Network	NHS Let's Talk	Vodafone
Coventry Building Society	NHS Property Services	White Cross Dental
Cruise.co.uk	Nimbus	We Buy Any Car
	Orange	Wowcher

# OFFICE BUILDINGS WITH A PERSONAL TOUCH

## OUR QUALITY BUILDINGS

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON



### WHAT OUR TENANTS SAY

“Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.”

- “Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated.”
- “We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.”
- “I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round.”
- “Both John and yourself have been a pleasure to deal with. You’ll be my first call if any additional office space is needed in the future.”





Grosvenor House, Prospect Hill, Redditch B97 4DL

LEASE	The suites are available on new leases on terms to be agreed.	BUSINESS RATES	Payable by the tenant.
TERM	Negotiable.	FITTING OUT	Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.
RENT	Negotiable depending on lease term and tenant covenant strength.	PLANNING	Class E.
FIXED SERVICE CHARGE	The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.	LEGAL COSTS	Each party to be responsible for their own.
INSURANCE	Payable by the tenant.	VAT	Payable on all figures quoted.
		VIEWING	By appointment with Loxton or the letting agents.



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