



1 Paper Mill Drive
Redditch, B98 8QJ

Detached Three Storey Office

12,855 sq ft
(1,194.27 sq m)

- Available Immediately
- Potential Change of Use, STPP
- Site Area 1.95 Acres (0.78 Acres)
- Convenient Location
- 50+ Car Parking Spaces
- Freehold

Summary

Available Size	12,855 sq ft
Rent	£105,000 per annum
Price	Offers in the region of £1,125,000
Rates Payable	£61,698 per annum
Rateable Value	£113,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Location

The Property fronts on to Paper Mill Drive adjacent to the Junction with the Coventry Highway (A4023).

Redditch Town Centre is approximately one mile to the west with Junctions 2 and 3 of the M42 being within five miles of the Property.

The surrounding uses include residential to the north, commercial to the east and west and Arrow Valley Country Park to the south.

Description

The Property is a modern three storey purpose-built Office on a large, landscaped plot with a substantial car park accessed via a crossover on Paper Mill Drive.

The Property is well specified throughout with suspended ceilings incorporating inset lighting, air conditioning and raised access floors.

The Net Internal Area (NIA) is approximately 12,885 sq ft (1,197 sqm) with the Gross Internal Area (GIA) being some 15,839 sq ft (1,472 sqm).

The total site area extends to approximately 1.95 acres (0.78 hectares).

Asking Price

£1,125,000 plus VAT

Tenure

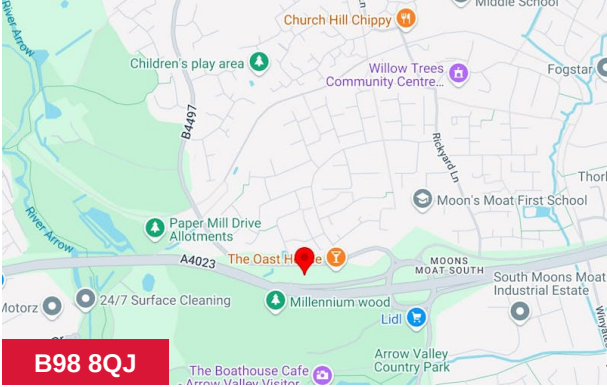
Freehold or by way of Standard Business Lease for a term of 5 or more years.

Services

All mains services are available.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

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