



Securehold Business Centre
Studley Road, Redditch, B98 7HD

**DEVELOPMENT SITE &
INVESTMENT**

2.14 Acres
(0.86 Hectares)

- TOTAL SITE 2.137 ACRES
- DETACHED OFFICES
- RESIDENTIAL OR COMMERCIAL POTENTIAL
- PROMINENT SITE
- FREEHOLD

Description

The Property comprises a level, rectangular development site of some 2.137 acres with frontage to Studley Road in a mixed commercial and residential location.

The site is currently split into three distinct portions as follows:

1. Two self-contained office building being:

The KMB Building - a detached two-storey office, being approximately 4500 sq ft GIA, comprising Open-plan Offices. Separate male and female WCs are provided, together with Kitchenette facilities.

The Securehold Business Centre - a detached single storey office building of 2500 sqft GIA, which has been partitioned into a variety of office suites and benefits form a good complement of WCs and Kitchenette facilities. The building has been operating as serviced offices for a number of years.

There is a large tarmacadam surfaced car park, the site area is 0.97 acres.

2. Rectangular expansion land of some 0.85 acres with frontage to Studley Road.

3. Site of some 0.56 acres upon which sits the Greenlands Business Centre, developed and managed by Redditch Borough Council. Crosshatched blue on plan.

The total site area is some 2.137 acres.

Location

Transport links are excellent with local road Network providing ready access to the M42 to the north via A435. Redditch Town Centre is approximately 2 miles to the north with Birmingham City Centre being 16 miles to the north.

Accommodation

The accommodation comprises the following areas:

Description	Size
KMB Office	4,500 sq ft
Securehold Office	2,500 sq ft
Expansion Land	0.85 Acres
Site let to Redditch Borough Council	0.56 Acres

Services

Al mains services are believed to be available.

Tenure

The property is available Freehold subject to the following lease:

- a) KMB Building - Let until December 2025 at £24,000pa
- b) Securehold Business Centre - Let until December 2025 at £19,000pa.
- c) Site of Greenlands Business Centre - let to Redditch Borough Council for 99 years from 1989 at a peppercorn rent.

Opportunity

We are instructed to seek unconditional offers for our Clients Freehold interest.

Purchase Price

Office in the region of £1.2m plus VAT

Legal Fees

Each party to bear their own costs.

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

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/05/2025