



3 Oak Tree Park

Burnt Meadow Road, Redditch, B98 9NW

Office Premises

3,500 sq ft
(325.16 sq m)

- 7 Minutes to M42
- 3500 sqft NIA
- High specification
- Mixture of Open and Private Office Suites
- 16 Car Parking Spaces

Summary

Available Size	3,500 sq ft
Rent	£31,212 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Location

Oak Tree Park is located on Burnt Meadow Road, in the North Moons Moat district of Redditch. Redditch Town Centre lies approximately 1.5 miles to the west, via Coventry Highway (A4023).

North Moons Moat is a well established commercial location, extending between Ravensbank Drive and Merse Road. Redditch is conveniently placed for access to the M42 Motorway at Junction 2 via Alvechurch Highway (A441) and Junction 3 via Alcester Road (A435). The M5, M40 and M6 Motorways are all within easy reach.

Description

The property is arranged as follows:

Ground Floor – Porch; Reception Hall; General Office; 3 Private Offices; Meeting Room; disabled WC and Gents WC.

First Floor – General Office; 2 Private Offices; Meeting Room; separate Male and Female WC’s and Kitchenette.

The property is fitted to a high standard thought-out with suspended fissure tiled ceiling with inset LED lighting, security grilles and blinds are fitted to windows.

The total net internal floor area is approximately 3500sqft,

Outside 16 car parking spaces are demised to the office.

Rateable Value

£35,500 pa

Tenure

By way of assignment of our clients lease to September 2027 or by way of a new lease agreed with the landlord.

Services

All mains services are connected.

Rent

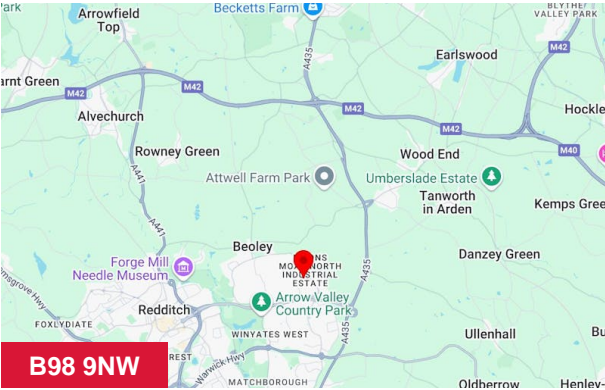
£31,212 per annum plus VAT

Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment only via our Office on 01527 584242



Viewing & Further Information



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