



**Office / Showroom**

**2,160 SQ FT (102 SQ M) NIA**

**Ravensbank House , Redditch, B98 9PA**

# To Let

- OPEN-PLAN SUITE
- FULL-HEIGHT LOADING DOORS
- AVAILABLE IMMEDIATELY
- HIGH SPECIFICATION
- 10 MINUTES' FROM M42
- AMPLE CAR PARKING

## LOCATION

The Property fronts onto Ravensbank Drive, within the popular North Moons Moat area on the eastern perimeter of Redditch. Road communications are excellent, with Junction 3 of the M42 Motorway being within 10 minutes' drive.

## DESCRIPTION

The available Suite comprises a rectangular Ground Floor, Open-Plan Office with integral Kitchenette facilities. The Suite is accessed via a set of double doors leading to the Communal Reception, with access control/intercom facilities installed.

Internally, the Suite comprises good quality Open-Plan Office/Showroom space, with excellent ceiling height. In addition, the Suite benefits from access via a set of folding doors, facilitating loading from adjacent car parking.

The Net Internal Area (NIA) of the Suite extends to approximately 2,160 sq ft (201 sq m).

Externally, the Suite benefits from 12 designated car parking spaces in the Communal Car Park.

## ASKING RENT

£21,600 per annum on the basis of an effective Full Repairing and Insuring Lease for a term of 3 or more years.

## SERVICE CHARGE

£7,600 per annum

## RATEABLE VALUE

Not separately assessed.

## SERVICES

All mains services are available.

## VAT

is applicable at the standard rate.

## EPC

TBC

## LEGAL FEES

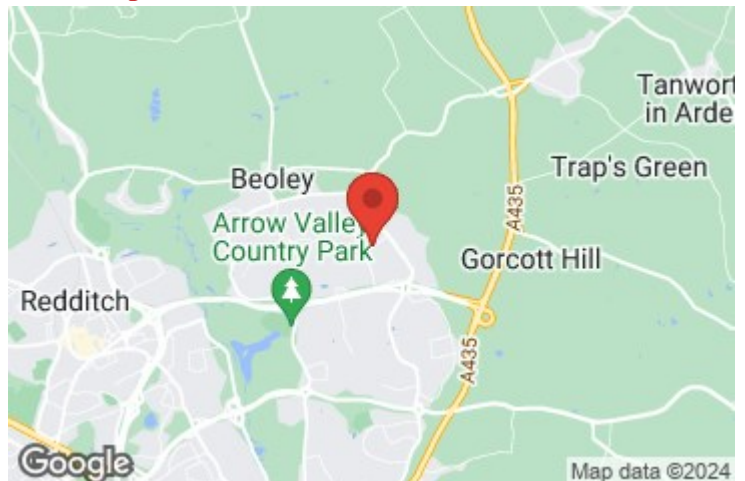
Each party to bear their own costs.

## VIEWING

Strictly by appointment with our Reception on 01527 584242.



## Area Map



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