

High Quality Office Suite

2,497 SQ FT (232 SQ M) NIA

Suites 3 & 4 Croft House Moons Moat Drive, Redditch, B98 9HN

To Let

- 1,756 TO 4,253SQFT (163 - 395 SQM) NIA
- RECENTLY REFURBISHED
- 5 MINUTES M42
- FIRST FLOOR
- ALLOCATED PARKING
- AVAILABLE IMMEDIATELY

DESCRIPTION

Croft House is a prominent detached two-storey Office adjacent to Coventry Highway (A4023). The properties in the vicinity are a mix of office and high quality warehouse units with McDonalds, Subway and Greggs in close proximity.

North Moons Moat is considered the prime commercial location in Redditch due to its convenience for access to the M42, which is within a 5 minute drive via the A435.

ACCOMMODATION

Suite 3 comprises a self-contained first floor Office Suite, having a Net Internal Area (NIA) of 2,497sqft and is accessed via a dedicated Entrance Lobby leading to an Open Plan Suite, with a Server Room, Kitchenette and separate male and female WCs.

Suite 4 comprises a self-contained first floor Open Plan Office Suite, with an NIA of 1,756sqft. It is also accessed via a dedicated Entrance leading to a first floor Lobby with a Kitchenette and separate male and female WCs.

The Property is fitted to a good standard, with LED lighting, raised access floor and gas-fired central heating.

Externally, Suite 3 has 9 allocated car parking spaces. Suite 4 benefits from 6 parking spaces.

SERVICES

All mains services are available.



RATEABLE VALUE

Suite 3 - £22,000

Suite 4 - £10,500 and £5,200 (Small Business Rate Relief potentially available)

TENURE

The premises are available by way of a New Lease for a term of 3 or more years.

RENT

Suite 3 - £25,000 plus VAT

Suite 4 - £16,500 plus VAT

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE

Tenant to contribute towards Service Charge for the maintenance of communal areas.

EPC

Suite 3 – Band B (47)

Suite 4 – Band B (48)

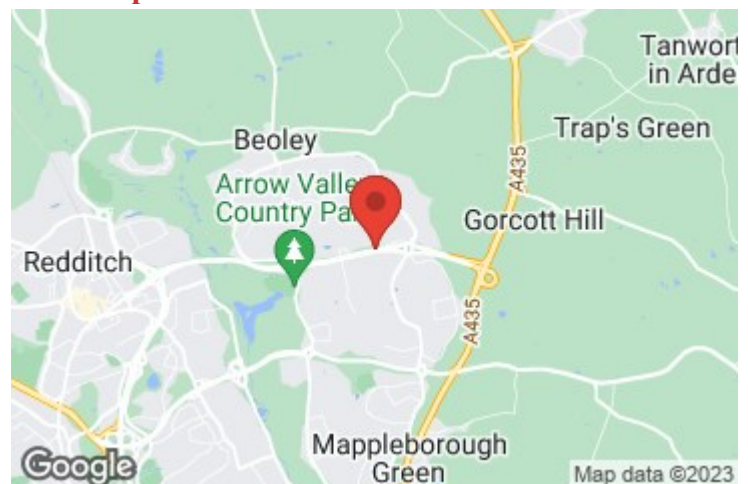
VIEWING

Strictly by appointment with our Reception on 01527 584242.

ANTI-MONEY LAUNDERING

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

Area Map



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