Centech Park, Redditch, B98 9NR

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

£25,000 P.A

- Single-Storey Office Space
- Excellent Parking
- EPC - D
- Extends 229.51m2 (2470sq.ft.)
- Well Maintained Business Estate
- Fantastic Communication Links

A self contained single storey office with excellent on-site parking and communication links.

Location
Centech Park is a popular trading estate on the outskirts of Redditch, forming part of Moons Moat North Industrial Estate. Being approximately 2 miles from the town centre and providing great communication to the national Motorway Network to the M5/M6 & M42/M40, The property is located approx. 15 miles from the centre of Birmingham and 4 miles from Redditch Train Station which is directly connected to Birmingham New Street.

Description
Unit 7 extends approx. 229.51m2 (2470ft2) NIA providing the incoming tenant with both open plan and private office space as well as provisions for a small kitchenette. The property boasts a good standard and is fitted with ceiling air-conditioning, central heating and it's own reception area.
The approximate Net Internal Area:
Open-Plan office: 183.71 m2
Office 1: 22.80 m2
Office 2: 14.36 m2
Reception/Entrance: 9.66 m2

Terms
3-5 year lease terms are anticipated on a full repairing and insuring lease.

Services
Mains water, drainage, and electricity are understood to be connected.

Legal Costs
Each party will be responsible for their own legal costs associated with the preparation of the lease

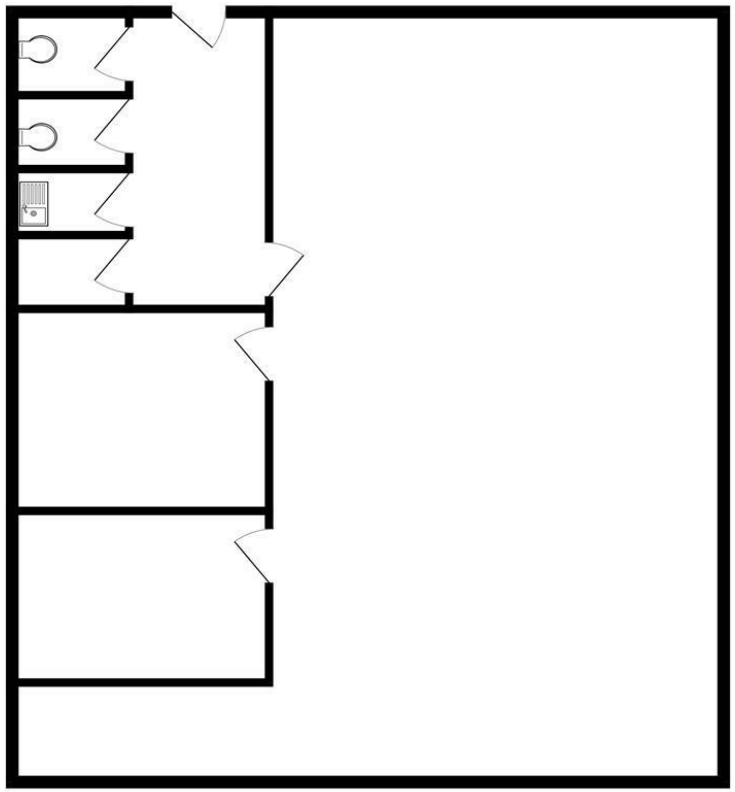
Viewing
Viewing - To arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonboskeyknight.co.uk

Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

DANGER
SAFETY WINDOWS
DO NOT OPEN

Plan

GROUND FLOOR



This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk