

**SELF CONTAINED
MODERN OFFICE SUITE**



**SUITE 4, ASPENWOOD HOUSE, 4 IPSLEY STREET,
REDDITCH, WORCESTER, B98 7DP**

873 SQ FT (81 SQ M)

- PROMINENT LOCATION
- MODERN OFFICE SUITE
- TOWN CENTRE NEARBY
- FLEXIBLE TERMS

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LOCATION

The property is a low-rise, two storey modern office building which overlooks Redditch Town Hall. The rear aspect is to Orchard Street, which offers on-street parking and also provides access to the private rear car park. Redditch Town Centre is within close proximity.

DESCRIPTION

Suite 4 is located on the second floor and is accessed via double glazed double doors. Internally the premises benefits from carpet flooring, plastered and painted walls, suspended ceiling with LED lighting, gas central heating, a separate kitchen and W/C facilities. On site car parking is available by separate negotiation.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|------------|-----------|
| Suite 4 | 873 | 81 |
| TOTAL | 873 | 81 |

PLANNING

Interested parties should contact Redditch Borough Council Planning Department on 01527 64252

SERVICES

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a rent of £10,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We understand that a service charge of £180 per annum is to be levied to cover the cost of services provided by the Landlord.

BUSINESS RATES

Interested parties should contact Redditch Borough Council Business Rates Department on 01527 64252

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents,
Mason Young Property Consultants.

CONTACT DETAILS

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