



RAVENS COURT

1 HEDERA ROAD | RAVENSBANK BUSINESS PARK | REDDITCH B98 9EY

FOR SALE / TO LET
High-Spec Office Building

COMPRISING
9,808 SQ.FT. (930 SQ.M.)

- Excellent access to Junction 3 (M42)
- Refurbished to a grade A specification
 - Self-contained building
 - Exceptional on-site car parking



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For SATNAV please use postcode B98 9EY



LOCATION

The property is located on Hedera Road, a private estate road which links into Ravensbank Drive. In turn, this joins the A403 Coventry Highway which provides dual carriageway access to Junction 3 of the M42.

The building is situated within a landscaped business park within an established commercial area.

The property is a semi-detached office building built over two floors, situated on a self-contained site accessed via electric gates from Hedera Road.

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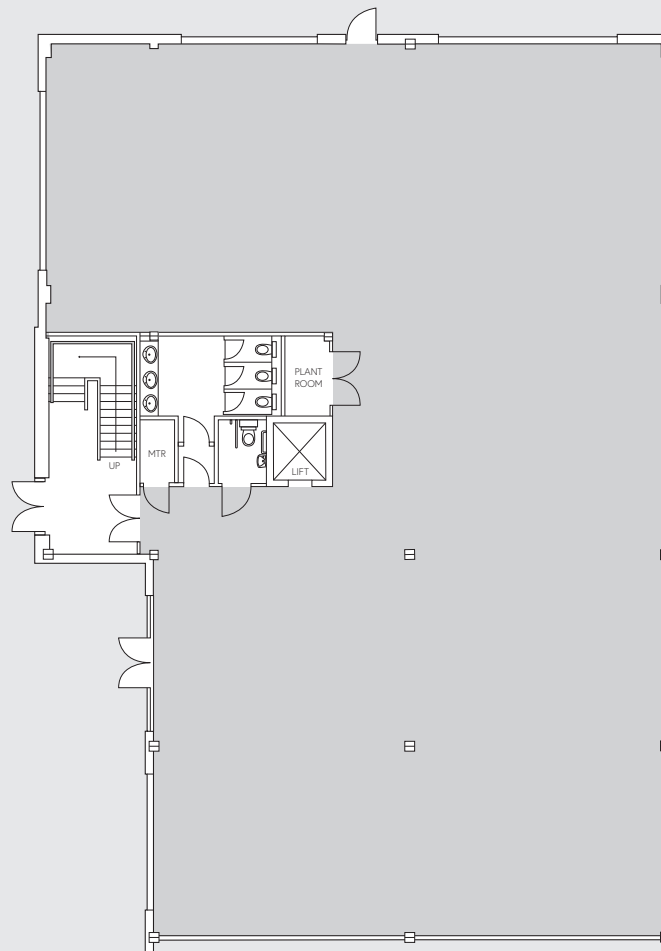
DESCRIPTION

The property has been extensively refurbished to provide the following:

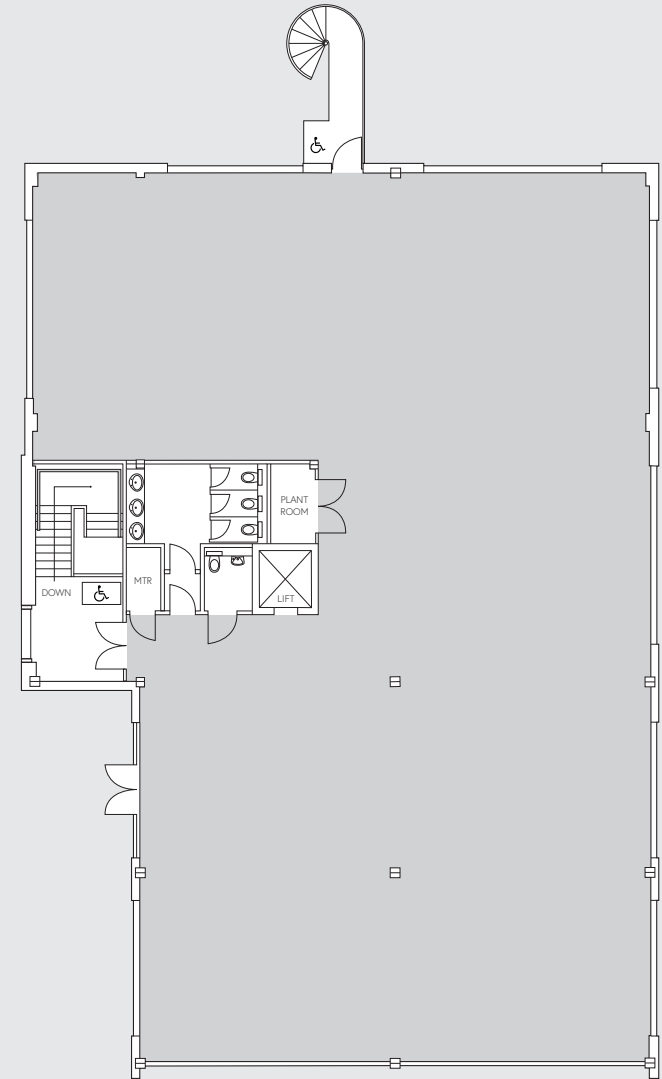
- New reception area
- Raised access floor with busbar
- New LED lighting with daylight sensing
- New VRV air conditioning system
- Redecorated throughout
- New suspended ceiling with metal pan ceiling tiles
- Passenger lifts
- Ladies & Gents WCs on each floor
- Landscaped entrance
- Clear open plan floor plates for maximum flexibility

ACCOMMODATION

Description	Sq.Ft.	Sq.M.
Ground Floor	4,904	465
First Floor	4,904	465
Total	9,808	930



GROUND FLOOR



FIRST FLOOR

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CAR PARKING

There are 50 on site car parking spaces providing a ratio of 1:196 sq.ft. Further spaces may be available by negotiation.

TENURE

A new lease on terms to be agreed or a freehold sale.

PRICE/RENT

On application.

ESTATE CHARGE

An estate charge is levied for the upkeep of common areas. Further details available from the agents.

BUSINESS RATES

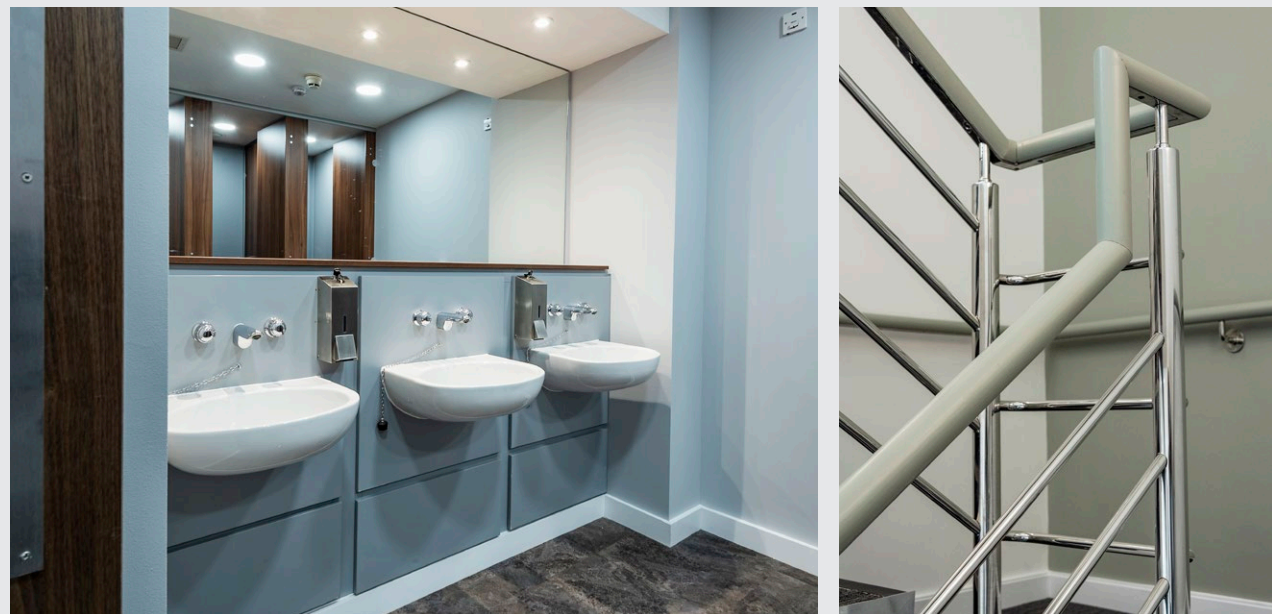
The property has a rateable value of £90,972 and rates payable of £45,850 per annum (2019/20).

EPC

B43.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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VIEWINGS

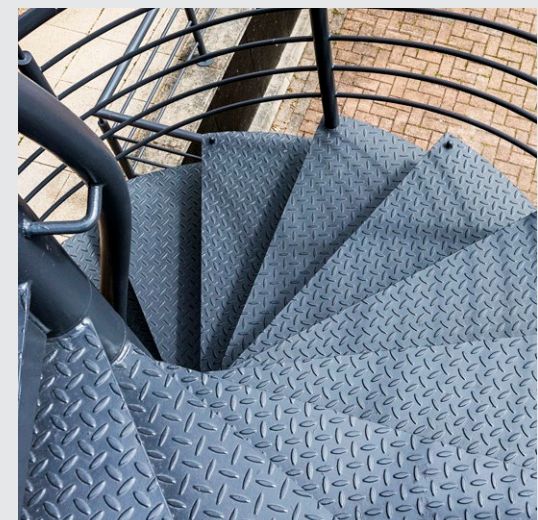
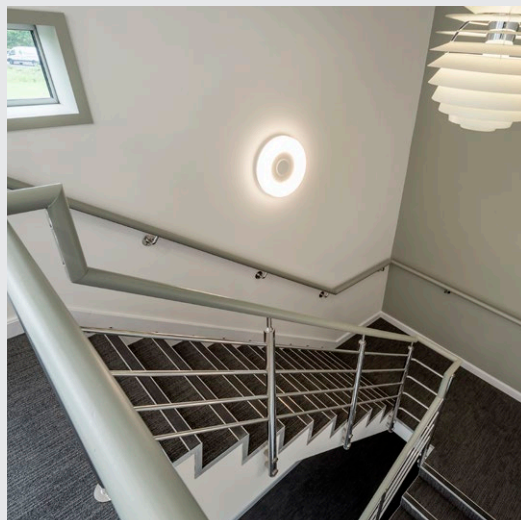
Strictly by appointment with our joint agents.

KWB - MALCOLM JONES

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JOHN TRUSLOVE - IAN PARKER

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Misrepresentations Act

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 - Conditions under which particulars are issued KWB and John Truslove for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

- (i) These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- (ii) KWB and John Truslove cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- (iii) No employee of KWB and John Truslove has authority to give any warranty to enter into any contract whatsoever in relation to the property.
- (iv) Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition. (v) Subject to Contract.

Designed by Newmans Limited. 0121 580 8220. REF: 18514 JULY 2019