

TO LET

UNIT 2 RECTORY COURT, OLD RECTORY LANE, ALVECHURCH,
BIRMINGHAM, B48 7SX



3,042 SQ FT (283 SQ M) NIA
BREATHTAKING OFFICES

- DETACHED 2-STOREY BUILDING
- 8 CAR PARKING SPACES
- CONVENIENTLY LOCATED
- WELL SPECIFIED
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY

£36,000 PER ANNUM
(PLUS VAT)

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LOCATION

Rectory Court is located on Old Rectory Lane, with Junction 2 of the M42 being less than one mile to the east. Birmingham City Centre is approximately 10 miles to the north, with Redditch being 4 miles to the south, via the A441.

ACCOMMODATION

Unit 2 is a purpose-built, two-storey Office, of brick cavity all construction with double-glazed windows. Internally, the Property is well specified, with suspended ceilings incorporating LG7 lighting to the majority. Data and power points are in good supply, The Net Internal Area (NIA) extends to approximately 3,042 sq ft (283 sq m).

The accommodation is configured as follows:-

Ground Floor:- Lobby; 2 No. Open Plan Offices; Meeting Room; Kitchen; Gents WC; Ladies/Disabled WC.

First Floor:- Landing; 3 No. Private offices; Boardroom.

Second Floor:- 2 No. Storerooms/Archive Areas.

Externally, eight car parking spaces are demised in front of the Property, with unrestricted on-street parking in close proximity.

SERVICES

A gas-fired combi boiler provides heating via metal panel radiators.

RENT

£36,000 Per Annum + VAT

RATEABLE VALUE

£22,000

SERVICE CHARGE

There is a nominal charge for the maintenance of the landscaping and car park.

EPC

Band

TENURE

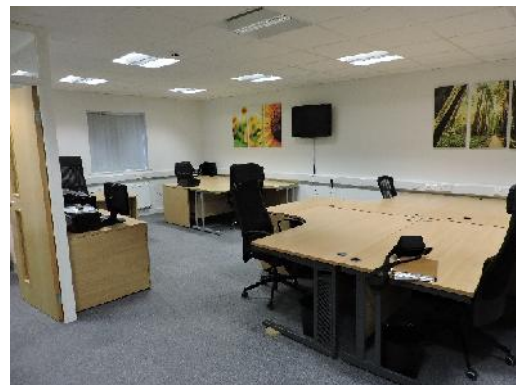
A new Business Lease for a term of 3 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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