

TO LET/MAY SELL

DRAKES COURT, ALCESTER ROAD
WYTHALL, BIRMINGHAM, B47 6JR



HIGH QUALITY OFFICES WITH CAR PARKING
SUITES AVAILABLE FROM 4,500 - 18,130 sq ft
(418 - 1,684 sq m) (Approx. Total Gross Internal Area)

- Open Plan Offices
- Modern Building available fully refurbished
- Subject to vacant possession

LOCATION

Drakes Court is prominently located on Alcester Road (A435) in Wythall, approximately 8 miles south of Birmingham city centre and 4 miles north of Redditch. The property benefits from excellent road communications, with Junction 3 of the M42 within 2 miles, providing direct access to the M40, M5 and wider national motorway network.

Wythall railway station is nearby, offering regular services into Birmingham city centre. The location provides a convenient suburban office setting with strong transport links and a range of local amenities.

DESCRIPTION

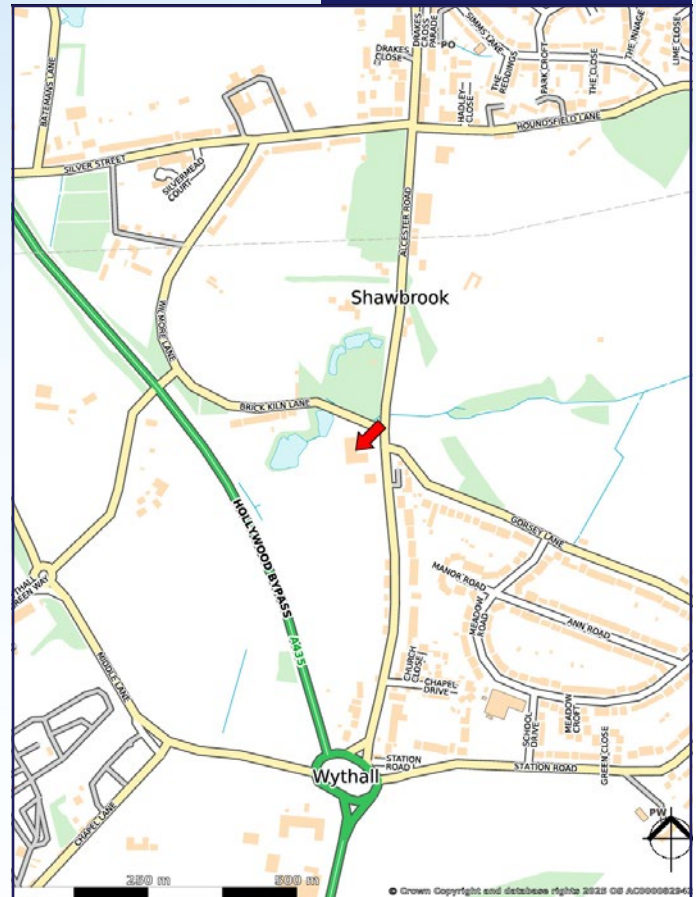
Drakes Court comprises a high quality office development set within a landscaped business park environment. The available accommodation provides flexible office suites ranging from 4,500 sq ft to 18,130 sq ft.

The property is arranged over multiple floors and offers modern, open-plan office space with the benefit of excellent natural light, onsite parking and it is intended that the offices will be refurbished to a high specification throughout.

SPECIFICATION

- Open plan office floor plates
- Air conditioning
- Raised access flooring
- Suspended ceilings with recessed lighting
- Passenger lift
- Toilet facilities on each office floor
- Secure gated on-site car parking

POSTCODE: B47 6JR



ACCOMMODATION

Suites available from 4,500 sq ft (418.06 sq m) up to 18,130 sq ft (1,684.19 sq m).
Floor areas can be tailored to meet individual occupier requirements.

EPC

The property has four Energy Performance Certificates all rated B.

TERMS

The suites are available by way of new leases on terms to be agreed. Rent upon application.
Alternatively the owner may consider a sale of the property as a whole.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Bromsgrove District Council regarding rates payable. The Rates will need to be re-assessed depending on the floor areas taken.

VAT

All figures quoted are exclusive of VAT, which will be chargeable in addition.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 10/25

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