

MODERN OFFICE PREMISES



Office 6 Lakeside House, 58a Arthur Street, Redditch

 Richard Johnson
 Sephie Portwood
 01789 415628
 richard@westbridgecommercial.co.uk
 www.westbridgecommercial.co.uk

- Office 6 - 145 sq ft (13.53 m2)
- £4,200 per annum + VAT (£350 pm + VAT)
- Inclusive Rents - Pay One Amount Each Month
- Common Facilities WC & Kitchen
- Well Managed Private Site

Office 6 Lakeside House, 58a, Arthur Street, Redditch, B98 8JY

Location:

Heading North on Holloway Drive take the left and turning onto Arthur Street, keep driving and take your first left hand turning follow the road and as it starts to bear to the right Lakeside House is located to the left of the entrance gates to 58a Arthur Street.

Description:

The office is ideal for two or three desks and is due to be decorated. It has suspended ceiling tiles, one window and carpeted flooring. The room measures 3.20 m by 4.27 m with an overall size of 145 sq ft (13.53 m²) with a combined rent of £4,200 pa + VAT (£350 per month + VAT). Current rateable value £1,500 (1 April 2026).

Floor Area:

Net Internal Area (NIA) is 145 sq ft (13.53 m²)

Price:

Office 6 - £4,200 Per Annum + VAT (£350 per month + VAT)

Tenure:

New Lease Available

Service Charge:

Is included in the quoted rent.

Rateable Value

RV £1,500 April 1st 2026, source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

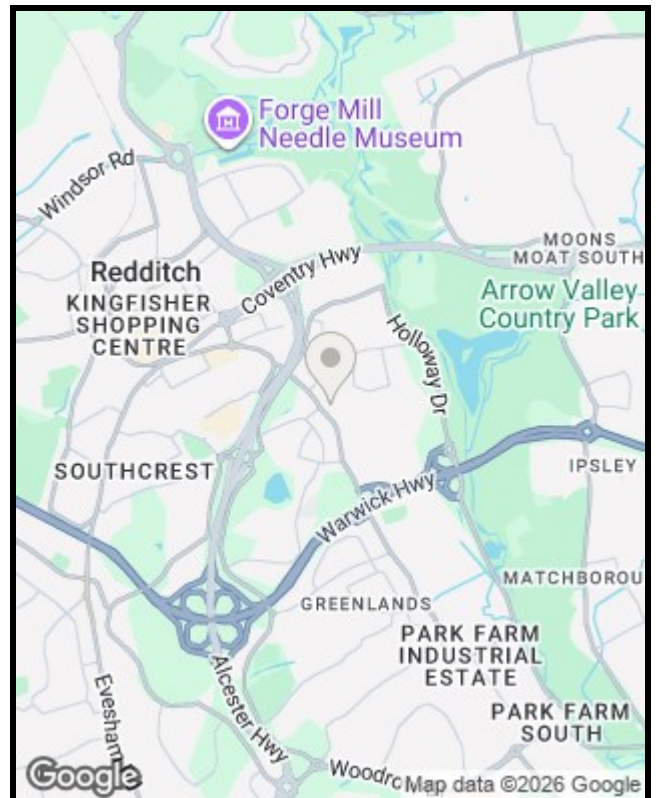
EPC:

The Energy Performance Rating of the property is = D.

A full copy of this report is available from the agent's office upon request.

Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

**Viewing:**

Viewing strictly by prior appointment with sole agent:

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



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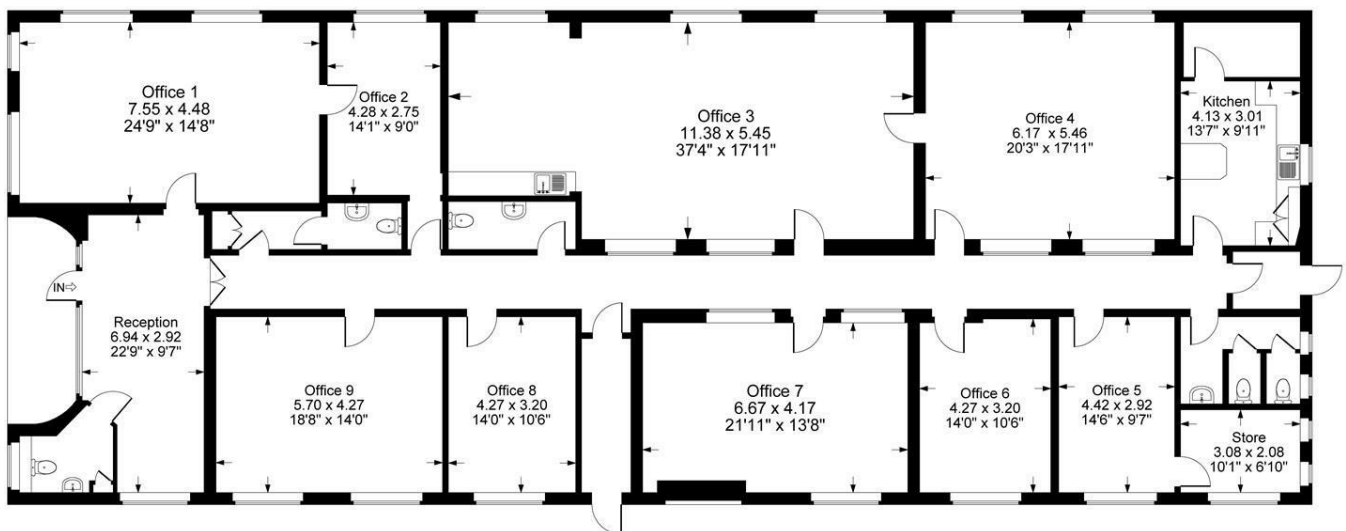


Illustration for identification purposes only,
measurements are approximate, not to scale.