

TO LET

SUITES 4B, 6 & 7 EMPIRE COURT, PROSPECT HILL, REDDITCH, B97 4DA



523 – 1,737 SQ FT
BREATHTAKING OFFICES

- HISTORIC LANDMARK BUILDING
- EXQUISITE FINISHES
- GENEROUS PRIVATE CAR PARKING
- GAS CENTRAL HEATING
- CAN BE COMBINED
- NEW LEASE

FROM £6,000 PER ANNUM
(PLUS VAT)

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Prospect Hill, the former Birmingham main road A441, is one of the Town's principal local commuting routes at the head of which are St Stephens House and Grosvenor House. Just opposite, and slightly uphill of the new McCarthy and Stone is a short Victorian cul-de-sac, Albert Street.

Empire Court is part of the historic Listed British Mills complex. It's north, south and east-facing elevations dominate Albert Street, a handsome fully refurbished, 3-storey, red brick building interspersed with elegant cast iron curved headed windows.

Internally, the Suites are predominantly open-plan, with Private Office/Meeting Rooms and Kitchenette.

There are separate male and female WCs on all floors.

Suite 4b – 523 sq ft (NIA) located on the 1st Floor. 2 car parking spaces are included.

Suite 6 – 1,214 sq ft (NIA) located on the 1st Floor. 4 car parking spaces are included.

Suite 7 – 1,232 sq ft located on 1st floor, 4 car parking spaces included.

Suites 4b and 6 are interconnecting and can be combined to create 1,737 sq ft.

RENT

Suite 4b £6,000 plus VAT Per Annum

Suite 6 £12,140 plus VAT per annum

Suite 7 £12,350 plus VAT per annum

RATEABLE VALUE

Suite 4B: £3,100

Suite 6: £6,300

Suite 7: £4,800

SERVICE CHARGE

For cleaning, maintenance and repair of common parts.

TENURE

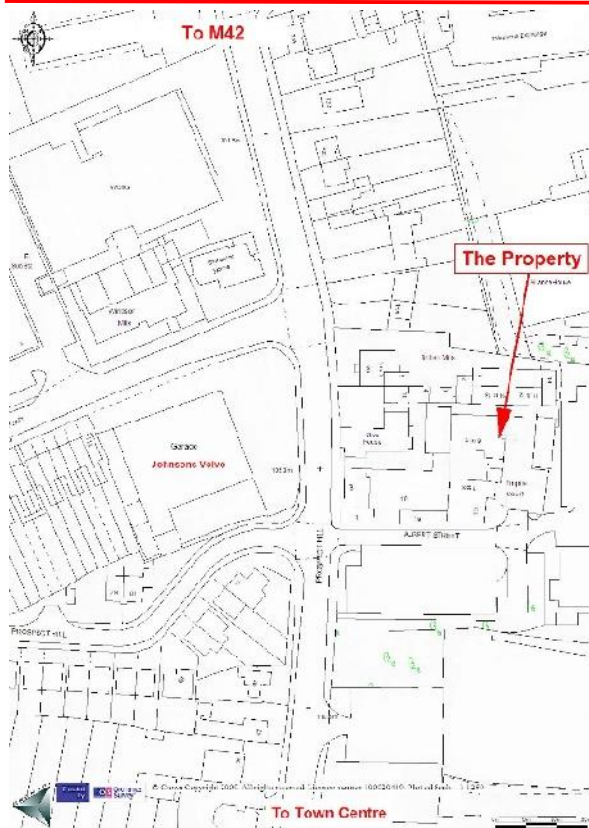
An Assignment or new Business Lease for a term of 3 or more

LEGAL FEES

Each party to bear their own fees.



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Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

