

To Let

GJS | Dillon

The Commercial Property Consultants



Brook Business Centre, Icknield Street, Beoley, Redditch B98 9AL

Brand New Commercial Units

- 1,916 sq ft (178 sq m) GIA
- Brand new mixed commercial development
- Allocated onsite car parking
- Two miles north east of Redditch town centre
- Two miles of Junction 3 of the M42

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

To Let

Brook Business Centre, Ickniel Street, Beoley, Redditch B98 9AL

Location

The Brook Business Centre is situated immediately north of Beoley, which is located approximately two miles north east of Redditch town centre, just over one mile north of North Moons Moat Industrial Estate and within two miles of Junction 3 of the M42. The development is set back from Ickniel Street which runs south to Beoley and north to the M42 motorway.

Redditch itself is in the north east of Worcestershire being approximately 15 miles south of Birmingham, seven miles to the east of Bromsgrove and 22 miles to the north-east of Worcester.

Description

The development comprises of six self-contained units that provide a variety of uses including a self-contained office, business units (which would suit an office or industrial occupier or a combination of the both) and three self-contained industrial units.

Energy Performance Certificate (EPC)

The development is currently being assessed for energy performance purposes having been recently built.

Tenure

The properties are available on a new business lease for a term of years to be agreed.

Service Charge

Service charge covers external maintenance and bin collection. Charge on application.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

As the development is currently under construction it has not yet been assessed for business rates by Redditch Borough Council.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Guide Rental

Office Unit 1	669 sq ft	62.13 sq m	LET
Business Unit Unit 2	1,553 sq ft	144.29 sq m	LET
Business Unit Unit 3	1,553 sq ft	144.29 sq m	LET
Industrial Unit Unit 4	1,385 sq ft	128.66 sq m	LET
Industrial Unit Unit 5	1,916 sq ft	178 sq m	£1,050 pcm
Industrial Unit Unit 6	1,513 sq ft	140.52 sq m	LET

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01527 872 525 / 01527 821 111

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

