

TO LET



UNIT 5, BROOK BUSINESS CENTRE, ICKNIELD 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 Icknield Street which runs south to Beoley and north to the M42 motorway.

ACCOMMODATION

- The premises comprise a modern unit within the purpose-built Brook Business Centre.
- Unit 5 has the provision of office accommodation on the ground and first floor level together with a warehouse and good mezzanine storage over.
- The warehouse is accessed via an electrically operated roller shutter.
- Three phase electricity supply.
- There are 5 allocated car parking spaces plus visitor car parking.

PLANNING

The premises have B1 (Business) consent
Planning Reference 15/1040 – consent granted 17.03.2016.

Approximate internal dimensions and areas are detailed below:

FLOOR AREA

GROUND FLOOR WAREHOUSE	925 sq ft	86 sq m
MEZZANINE STORAGE TO WAREHOUSE	425 sq ft	40 sq m
GROUND FLOOR OFFICE/RECEPTION AREA	260 sq ft	24 sq m
FIRST FLOOR OFFICE AND STORAGE	405 sq ft	38 sq m

TOTAL FLOOR AREA 2015 sq ft 188 sq m

LEASE

The property is available by way of a new 10-year lease subject to 3 yearly upward only rent reviews based on RPI.

RENTAL

£15,600 pa / £1,300 pcm (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£17,500**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATES

The property has a rating of 63 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The service charge is approximately **£100 pcm**

The annual building insurance from Feb 2024 is approximately **£600**.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWING

By arrangement with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.