

**JOHN TRUSLOVE**

ESTABLISHED 1981

Daralbee House  
Archer Road  
Redditch  
Worcestershire  
B98 8DJ


**TO LET**

**GROUND FLOOR – SUITE 4  
SYSTEMS HOUSE  
BURNT MEADOW ROAD  
MOONS PARK  
REDDITCH  
B98 9PA**



- \* HIGH QUALITY OFFICE SUITE
- \* NIA 527 SQ FT (49 SQ M)
- \* LED LIGHTING
- \* ALLOCATED PARKING
- \* 5 MINUTES M42
- \* AVAILABLE OCTOBER 2017

**£4,600 PER ANNUM (+ VAT)**

 (01527) 584242

 (01527) 64345

 [info@truslove.co.uk](mailto:info@truslove.co.uk)

[www.johntruslove.com](http://www.johntruslove.com)

## **DESCRIPTION**

Moons Park is one of the most popular Office Developments in Redditch, with Systems House occupying a convenient position off Burnt Meadow Road.

Systems House is of modern design with feature brickwork beneath a ridged and pitched, insulated roof with uPVC double-glazed windows and doors.

Communications are excellent, Redditch Town Centre and M42 are each about 5 minutes drive away, whilst M40, M5, M6, M1, are easily accessible. Birmingham Airport and City Centre are within 30 minutes drive.

## **ACCOMMODATION**

Office Suite 4 is located on the ground floor and benefits from a suspended, fissure tiled ceiling; LED light units; good quality carpet tiles; gas-fired central heating and double-glazed windows.

There are separate Male and Female WC's, and a Kitchenette.

Outside: One allocated parking space, plus there is ample, unrestricted, on-road parking.

## **SERVICES**

All main services are available.

## **RATEABLE VALUE**

£3,450 – 100% Small Business Rate Relief potentially available.

## **LEASE**

Our Client will give consideration to Leases for a term of 2 or more years.

## **LEGAL COSTS**

Each party to bear their own costs.

## **RENT**

£4,600 per annum (+ VAT)

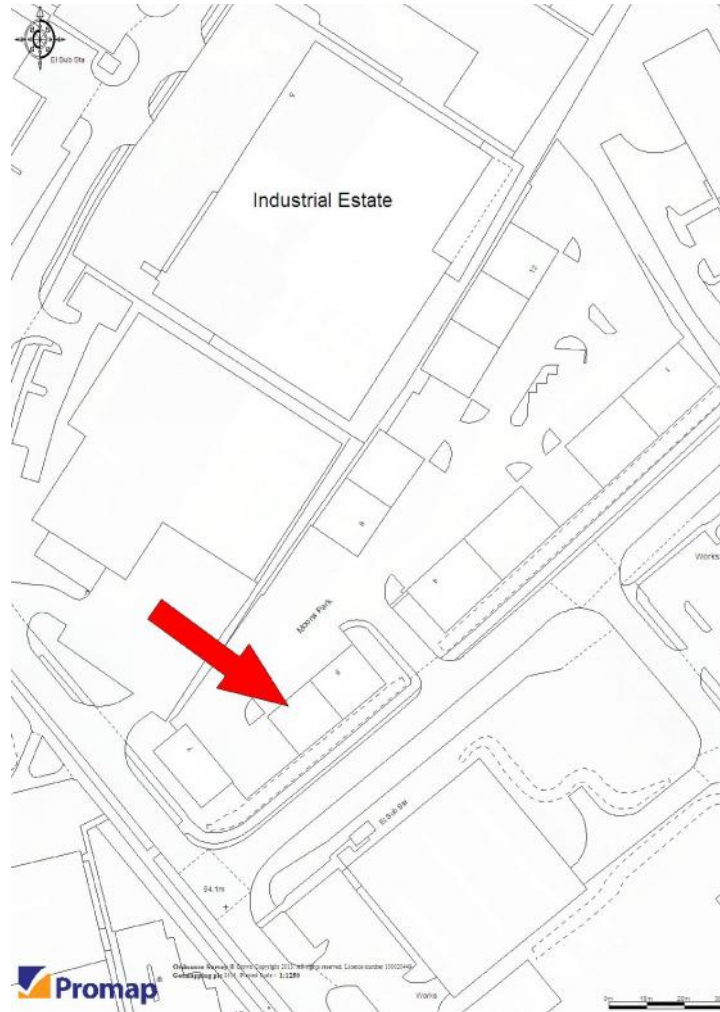
## **OUTGOINGS**

A Service Charge is applied to cover utilities, property insurance and maintenance.

## **VIEWING**

Strictly by prior appointment with our Reception - 01527 584242.

# GROUND FLOOR – SUITE 4 SYSTEMS HOUSE BURNT MEADOW ROAD MOONS PARK REDDITCH B98 9PA



More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

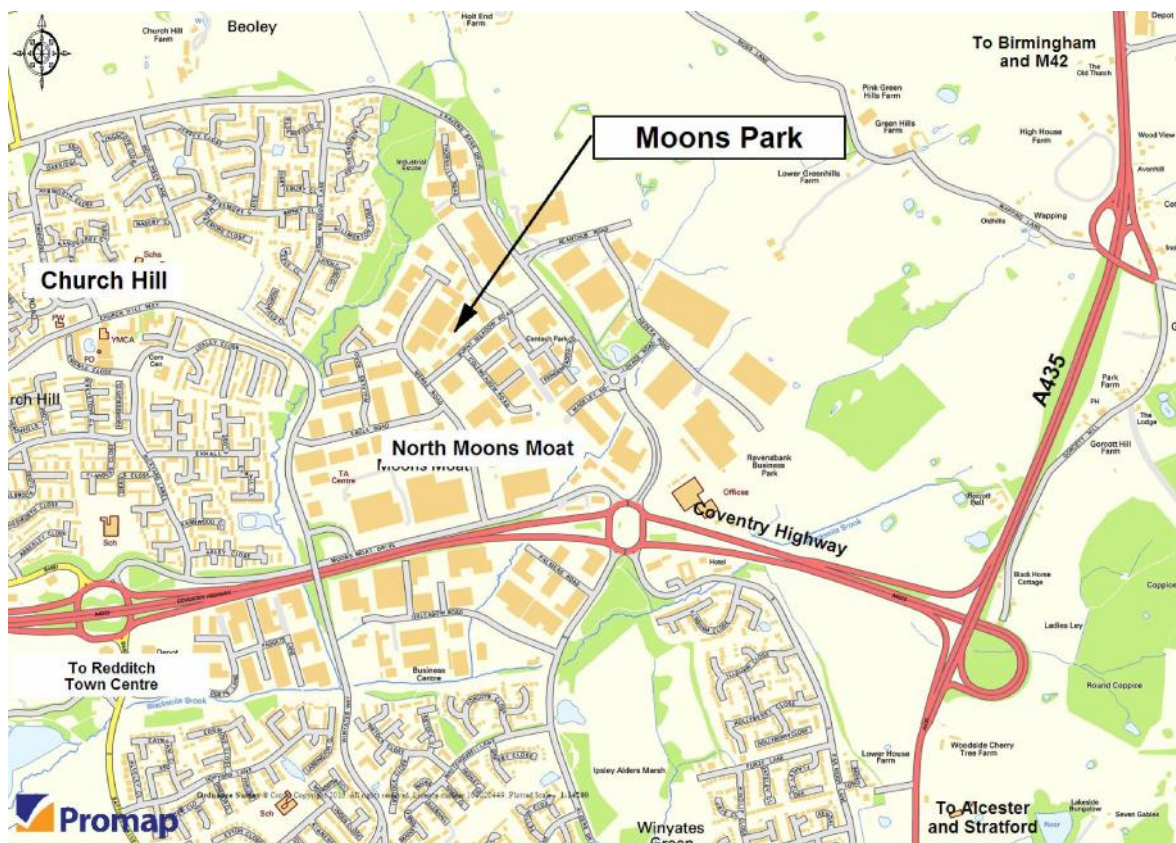
**F** 126-150

**G** Over 150

**74**

This is how energy efficient the building is.

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