GOOD QUALITY OFFICE

SUITE 3 CLIVE HOUSE
BRITISH MILLS
PROSPECT HILL
REDDITCH
B97 4BY

* CHARACTER PROPERTY
* 313 SQ FEET (NIA)
* FLEXIBLE LEASE TERMS
* AVAILABLE IMMEDIATELY
* TOWN CENTRE 2 MINUTES WALK
* CONVENIENT ON AND OFF-STREET PARKING

RENT £285 PCM
DESCRIPTION

Clive House is a Victorian 2-storey former Mill, standing opposite Johnsons Volvo, near the Prospect Hill and Clive Road ‘T’ junction.

It forms a major part of British Mills, one of the Town’s best known buildings, featured in a number of books, both fact and fiction.

Of ‘L’ shape, with front aspect direct to pavement, there is a deep step back to the main doorway entrance, by way of a forecourt with facilities for 5 independently parked cars.

The current owners have conscientiously maintained and upgraded Clive House, yet its character remains.

The accommodation currently available comprises:

- Suite Three – a Ground Floor Suite of two Offices with two Storerooms: 313 sq ft NIA.

There are good quality, properly maintained Ladies and Gentlemen’s Toilets, and a Kitchenette.

RENT

Suite 3 - £285 pcm (per calendar month)

SERVICES

Main services except gas are provided. Tenants pay for electricity, which is sub-metered, and are responsible for telephones.

LEASE

Flexible term depending on Tenant’s requirements, with a rolling Break Option subject to the Tenant giving the Landlord a minimum 3 month notice period. The Landlords fund buildings insurance, repairs, cleaning of communal parts, water rates and waste bin, inclusive in the rent.

RATEABLE VALUE

Suite 3 - £2,425 (100% Small Business Rate Relief potentially available).

DEPOSIT

A two-month rent deposit is required. This is returnable at the end of the Lease, on payment of rent to date, satisfactory inspection of the property and contents, return of the keys and sight of receipted final Accounts for the Tenant’s outgoings.

POSSESSION

As soon as legal formalities permit.

VIEWING

Strictly by appointment with our Reception – 01527 584242.
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