

## MODERN OFFICE PREMISES



### Lakeside House, 58a Arthur Street, Redditch

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- Offices from 145 sq ft (13.53 m2) - 1,118 sq ft (103.86 m2)
- A Selection of Rooms
- Inclusive Rents
- Common Facilities WC & Kitchen
- Rents from £375 per month + VAT

# Lakeside House 58a, Arthur Street, Redditch, B98 8JY

## Location:

Heading North on Holloway Drive take the left and turning onto Arthur Street, keep driving and take your first left hand turning follow the road and as it starts to bear to the right Lakeside House is located to the left of the entrance gates to 58a Arthur Street.

## Description:

Lakeside House is a well kept business centre with 9 office rooms internally which can be let as separate rooms or multiples of dependant on availability at the time. There is a freshly decorated central corridor from the front reception area with office rooms located on the left and right of this corridor. Within the business centre are common toilet and kitchen facilities as well as parking spaces externally. A schedule of the available offices are below and the rents include the common running costs so occupiers know their annual running costs.

Office 1 & 2 Combined being a smaller meeting room or directors room and a larger open plan room. Office 1 measures 7.54 m by 4.48 m with four external windows, suspended ceiling and carpeted floors. Office 2 measures 2.76 m by 4.29 m with one window, carpet tiles and an interconnecting door to office 1. The office measures 490.76 (45.61 m<sup>2</sup>) with a inclusive rent of £9,950 pa + VAT or £829.16 per month + VAT. Office 1 Current rateable value (1 April 2023 to present) £4,100 and Office 2 Current rateable value (1 April 2023 to present) £1,575.

Office 3 - A larger room with three external windows, suspended ceiling tiles, LED lights, carpeted floor, its own kitchen area and wall trunking. The office is 8.33 m long by 5.46 m wide. The offices total area including the kitchen area is 628 sq ft (58.38 m<sup>2</sup>) with a inclusive rent of £12,500 per annum plus VAT or £1,041.66 per month + VAT. Current rateable value (1 April 2023 to present) £7,100.

Office 4 - This office has two external windows, suspended ceiling tiles, carpeted floor, part trunking and radiators to the wall. The room measures 6.16 m by 5.47 m with an overall size of 362 sq ft (33.69 m<sup>2</sup>) and is available to rent at £8,500 pa + VAT (£708.33 per month). Current rateable value (1 April 2023 to present) £4,000.

Office 6 - The office is ideal for two or three desks and is due to be decorated. It has suspended ceiling tiles, one window and carpeted flooring. The room measures 3.20 m by 4.27 m with an overall size of 145 sq ft (13.53 m<sup>2</sup>) with a combined rent of £4,500 pa + VAT (£375 per month + VAT). Current rateable value (1 April 2023 to present) £1,575.

## Floor Area:

Net Internal Area (NIA) is from 145 sq ft (13.53 m<sup>2</sup>) to 1,118 sq ft (103.86 m<sup>2</sup>)

## Price:

From £375 per month + VAT

## Tenure:

New Leases Available

## Service Charge:

Included in the quoted rent.

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit:

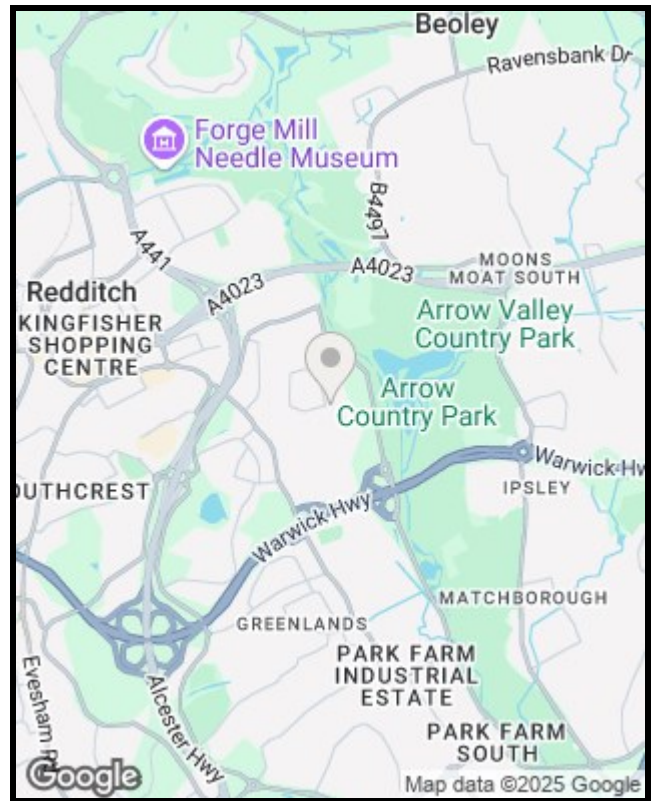
Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.



## EPC:

The Energy Performance Rating of the property is = D. A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson:

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3 Trinity Street  
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## GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).



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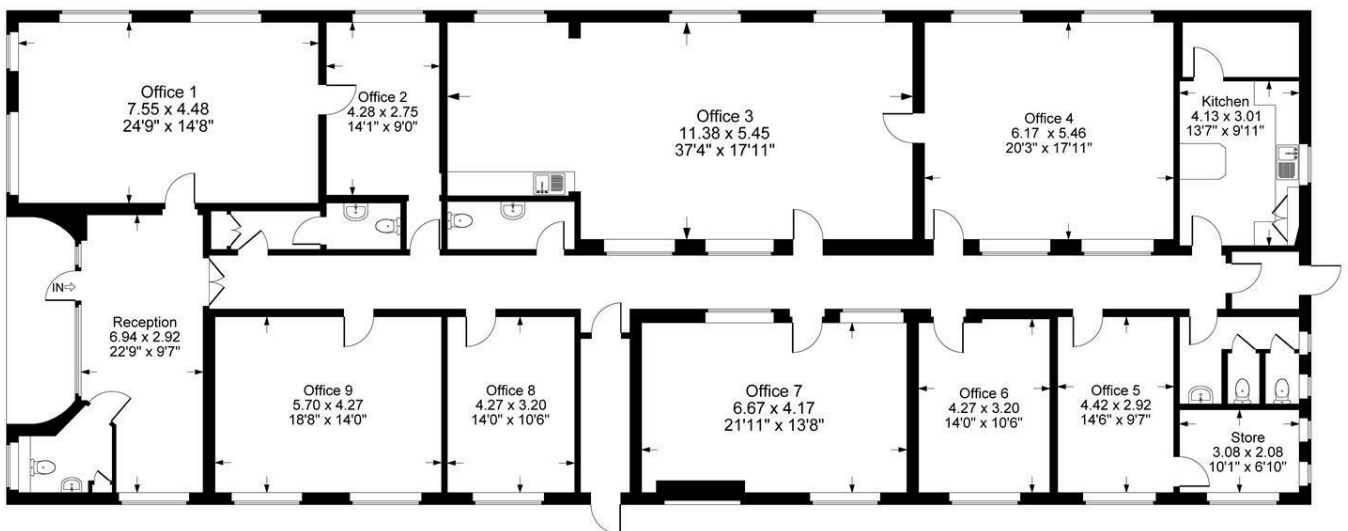


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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