

PROSPECT HOUSE

REDDITCH

B97 6EW



OFFICE SPACE TO LET

785 to 5,563 sq ft



SPACE AVAILABLE NOW		
Location	Suite	Area (sq ft)
Second Floor	2A	4,447
Second Floor	2F	785
Second Floor (store)	2G	331

WINNING TEAM



- PROMINENT BUILDING
- GREAT LOCATION
- GRADE A OFFICE SPACE
- FULLY REFURBISHED
- RAISED ACCESS FLOORING
- VRV AIR CONDITIONING
- VERY GENEROUS CAR PARKING

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WHY MOVE TO PROSPECT HOUSE?

Prospect House is a top quality building which staff really like – which means you can attract and retain quality staff at all levels.

It looks great, is a smart modern building which will enhance your organisation's credibility and help build business.

It offers superb value for money – rent, service charge and parking.

We have stunningly good broadband provision immediately available through Datatech UK who are a state of the art data centre based at Prospect House.



MARK ROBERTS,
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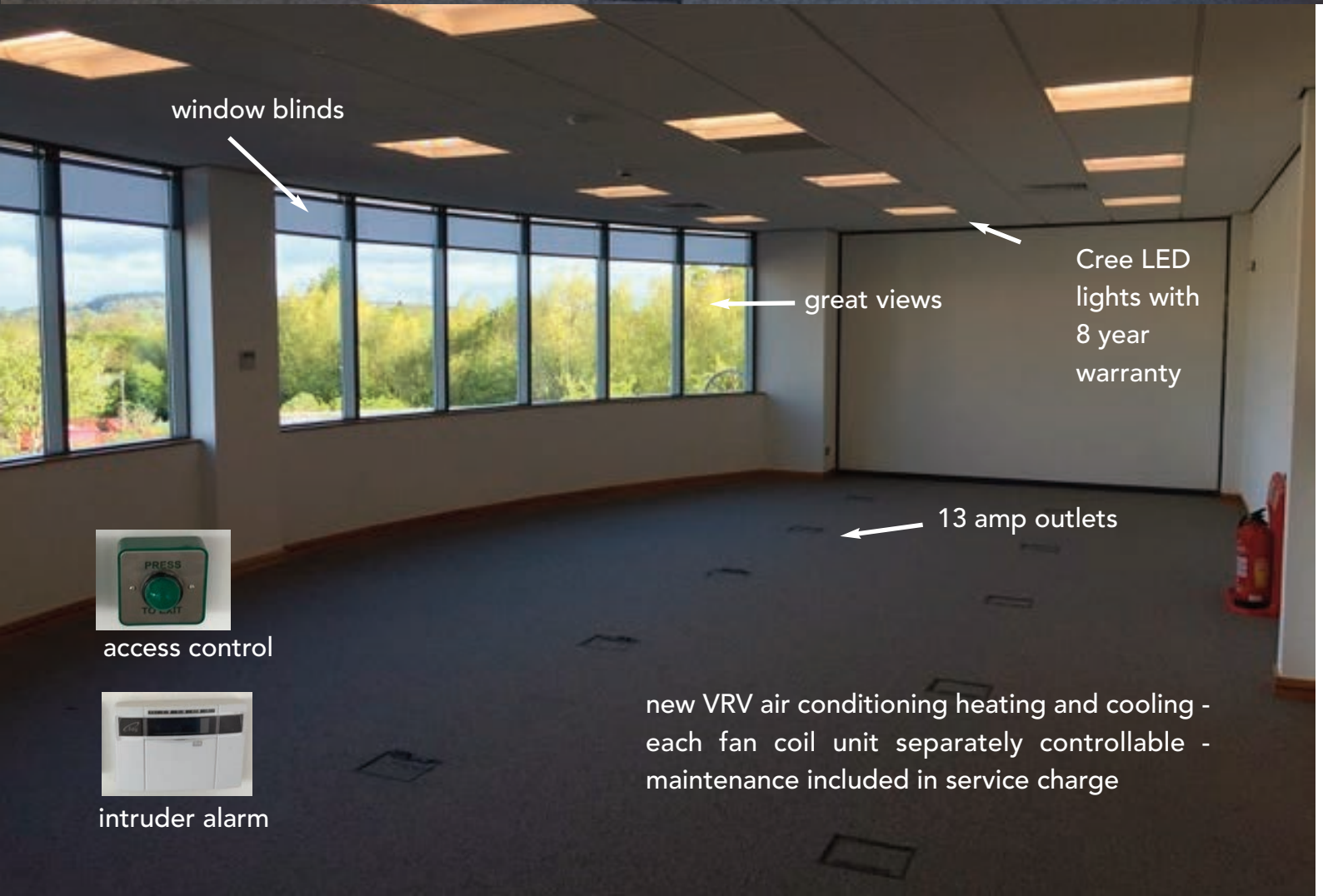
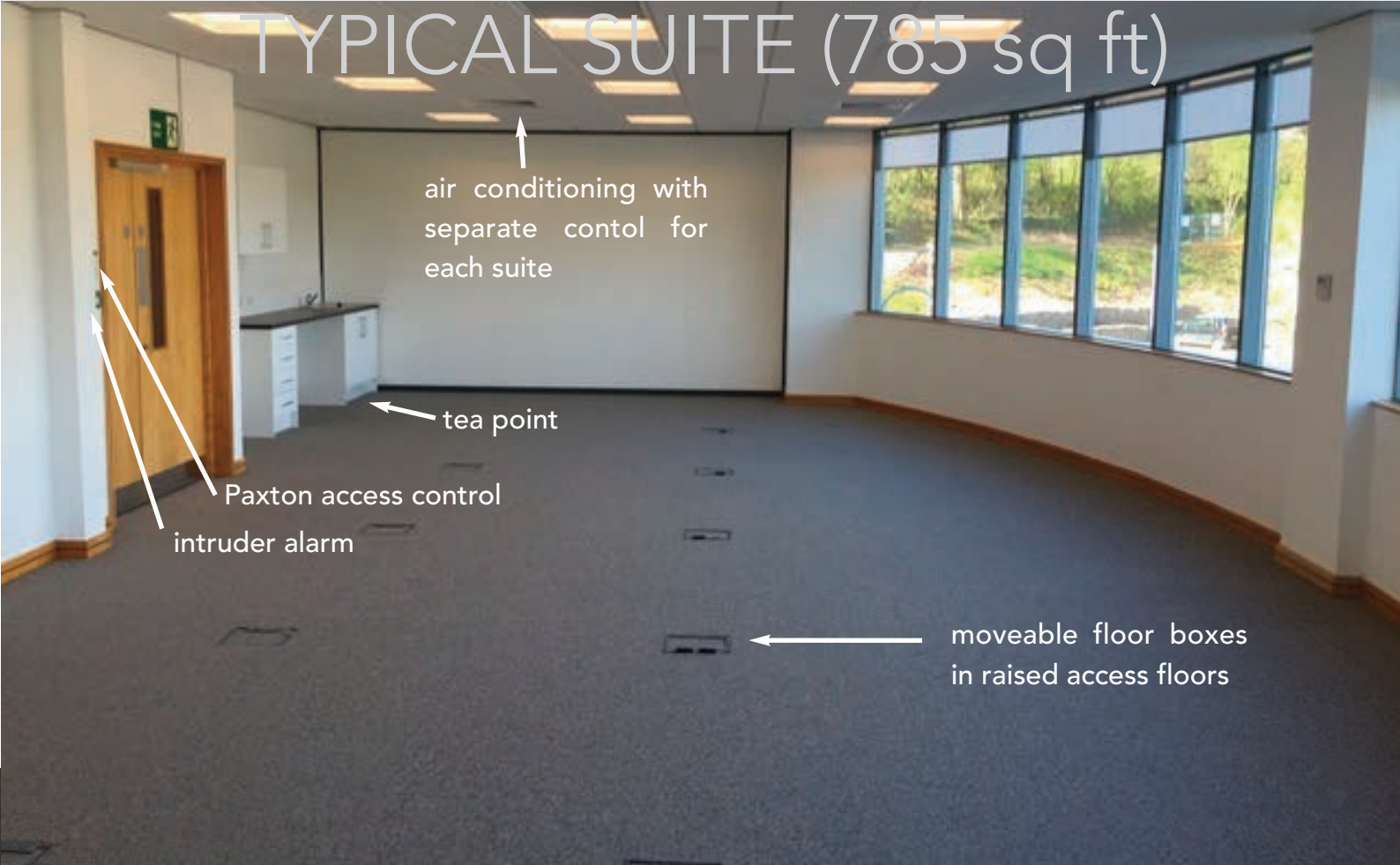
THE LOXTON HEAD OFFICE TEAM
ALWAYS READY TO HELP • 01926 640606

WELCOMING STAFFED RECEPTION WITH BREAKOUT SPACE FOR INFORMAL MEETINGS.



HIGH SPEC OFFICES

TYPICAL SUITE (785 sq ft)

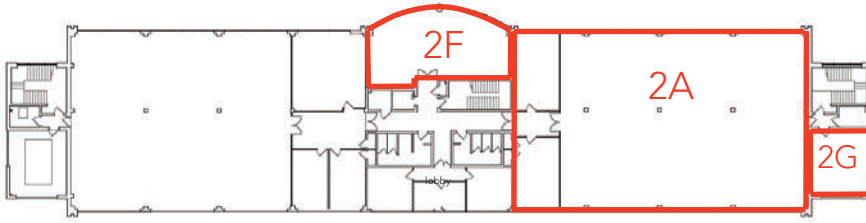


access control



intruder alarm

SPACE AVAILABLE : 2019

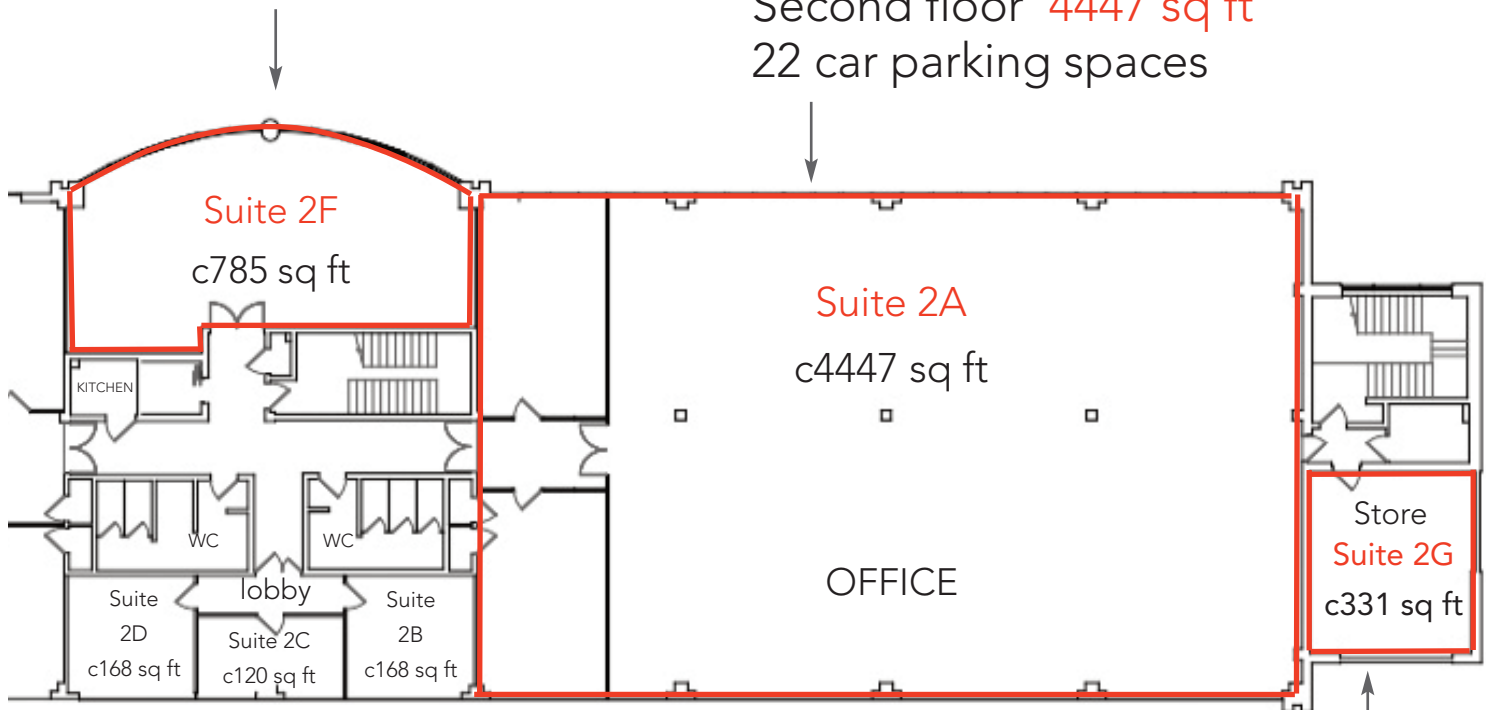


Suite 2F

Second floor 785 sq ft
4 car parking spaces

Suite 2A

Second floor 4447 sq ft
22 car parking spaces



NORTH WING

Suite 2G

Second floor 331sq ft

FIXED SERVICE CHARGE

Service charges are often a source of concern for tenants.

We offer a fixed service charge (subject to annual RPI increases) so you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts yourself.

SHORT TERM FLEXIBLE OPTION

We can offer an all in license arrangement including furniture and broadband if required.

YOU KEEP CONTROL

- SEPARATE AIR CONDITIONING SYSTEM FOR EACH SUITE
– you control your environment

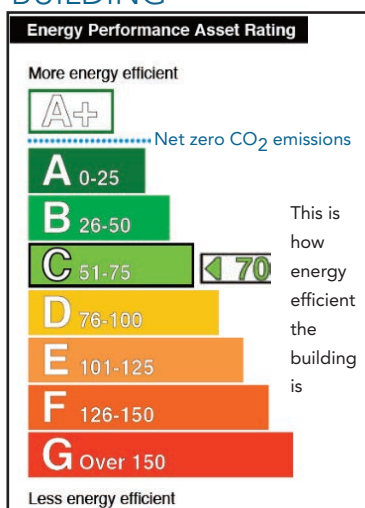
- SEPARATE METERING FOR EACH SUITE
– you control costs and only pay for what you use

- SEPARATE PAXTON ACCESS CONTROL FOR EACH SUITE
– you control who accesses your suite

- SEPARATE ALARM ZONE FOR EACH SUITE
– you control your security

- SEPARATE KITCHEN AREA FOR EACH SUITE
– you control your comfort!

AN ENERGY EFFICIENT BUILDING



WALKING DISTANCE TO ...



REDDITCH RAILWAY STATION



SAINSBURY'S



REDDITCH TOWN CENTRE



KINGFISHER SHOPPING CENTRE

GREAT LOCATION

- Close to M42 – junction 2 approx 5 minutes
- c30 minutes drive from Birmingham Airport
- Ideal access point for West Midlands
- Excellent road links
- Good public transport – rail and bus
 - rail service to Birmingham 3 x an hour
 - due to increase to 4 x an hour
- Numerous car parks
- Large pool of quality staff
- Short walk to Redditch town centre
- Almost next door to Sainsburys
- Close to beautiful countryside

EXCELLENT SECURITY

- Gated site
- Extensive CCTV
- Monitored alarms
- Security company opens and closes building

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

ABC Teachers	Datatech	NHS
Acorn Recruitment	Easy Fundraising	Note Machine
Alfa Lavell	EE	Open Range
Alstom	Exactech	Optima Health
Arcus Solutions	Fairway Training	Orange
Aspiration Training	Footprint	Post Office
Assistive Partnership	G-Doc	Quattro Pensions
Atos	Geospatial	Rachel Maclean MP
Baqus	Gloucester GP Consortium	Salus
Bickerton Brothers	Gloucestershire Counselling	Sigma Financial
Carbrey Group	H3G	Slimstock
Cavell Nurses Trust	Human Support Group	Southern Football League
CBRE	ICS Cool Energy	Stratstone
Citibank	ICE Creates	The Support Group
City Sightseeing	Infomill	Pluss
Cleansing Service Group	Learndirect	Pearson
CJM Software	Loop Scorpio	United Technologies
Colston Media	MPM Insurance	Victim Support
Conduent	Newcross Healthcare	Vodafone
Controlo Cargo	Network Rail	White Cross Dental
Cruise.co.uk		Xerox

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WHAT OUR TENANTS SAY

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

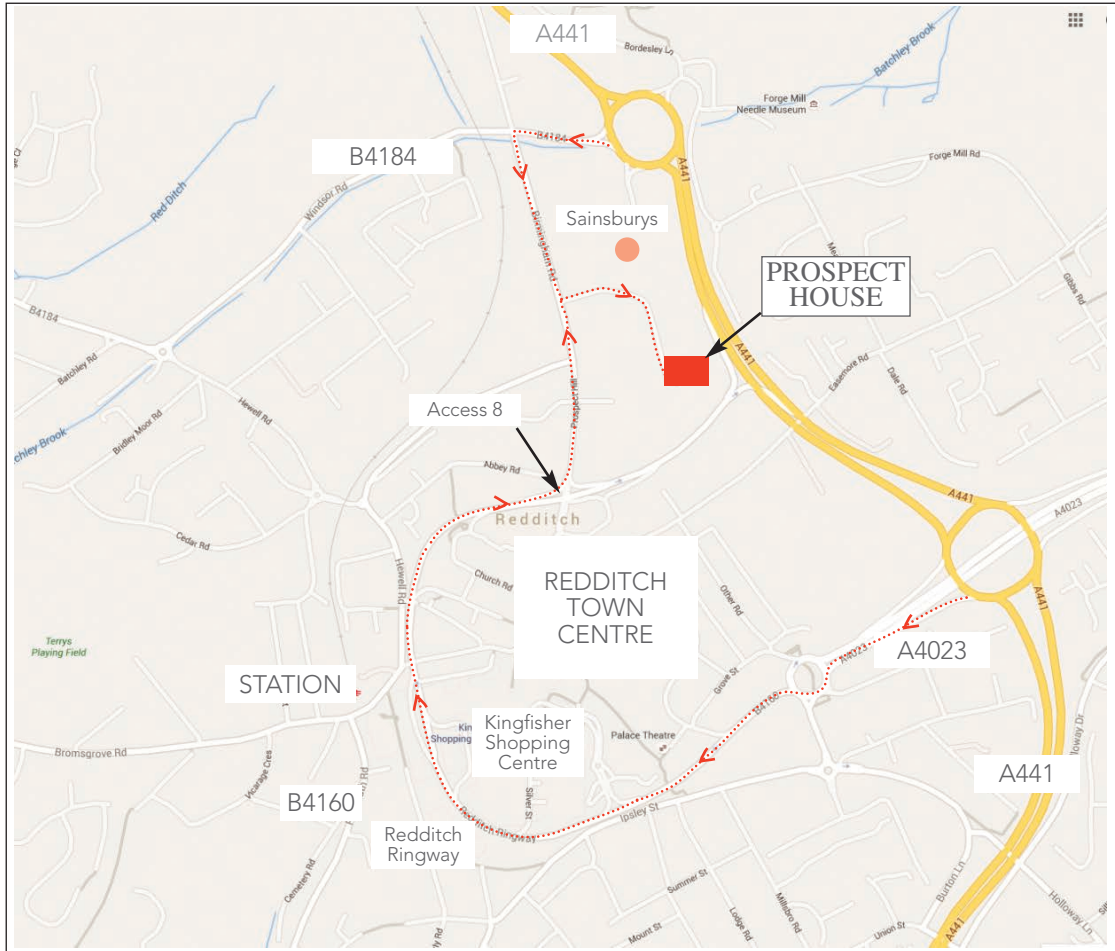
"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that."

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."

AT THE HUB OF THE MOTORWAY SYSTEM



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Prospect House is located on the fringe of Redditch town centre, accessible from Access 8 of the Redditch Ringway or from the main 'Sainsbury' island on the A441.



LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • LICHFIELD • REDDITCH • SWINDON • WOLVERHAMPTON





MODERN OFFICE SPACE

Prospect House, Redditch B97 6EW

LEASE The suites are available on new leases on terms to be agreed.
TERM Negotiable.
RENT Negotiable depending on lease term and tenant covenant strength based on £14.50 per sq ft.
FIXED SERVICE CHARGE OPTION The service charge can be fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.
INSURANCE Tenants pay building insurance.
BUSINESS RATES Payable by the tenant. Each suite is separately rated.

FITTING OUT Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.
LEGAL COSTS Each party to be responsible for their own. Simple agreement available for short term arrangements needing immediate occupation.
VAT Payable on all figures quoted.
VIEWING By appointment with Loxton or the letting agents.
SUBJECT TO CONTRACT



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NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or KWP or John Truslove or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.