

# GROSVENOR HOUSE

REDDITCH

B97 4DL



MODERN OFFICE SUITES

TO LET 457 - 15,419 sq ft

LOXTON DEVELOPMENTS

# WHY MOVE TO GROSVENOR HOUSE?



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The first thing you can say about Grosvenor House is that 'the staff will love it' which means you can attract and retain quality staff at all levels!

It is light and airy space, air conditioned and walking distance from the town centre.

The second is that it is a prominent modern office which will enhance your organisation's credibility and help build business.

The third is that it offers exceptional value for money for air conditioned modern offices.

We look forward to showing you round.

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- LANDMARK BUILDING
- MODERN OFFICE SPACE
- GREAT VALUE FOR MONEY
- AIR CONDITIONING
- LOW SERVICE CHARGE
- PROFESSIONALLY MANAGED



# COMPELLING REASONS TO CHOOSE GROSVENOR HOUSE

- most prominent office block in Redditch
- town centre location close to all amenities
- close to railway station and buses
- high quality, fully refurbished space
- competitive rents
- low service charge
- flexible lease terms
- lots of parking available
- bicycle store and shower
- spacious common areas
- staffed reception
- secure building with CCTV and alarm
- 24 hour card access system

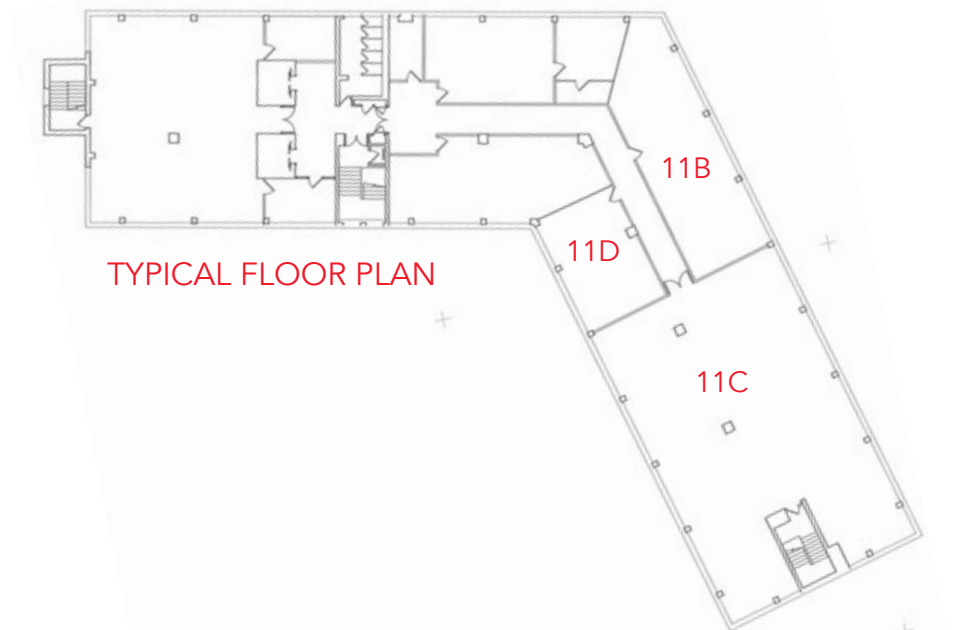
- air conditioning
- energy efficient - solar panels on roof



- electricity metered by suite
- suspended ceilings with LED lighting
- data cabling already installed
- fibre to the building
- fast broadband immediately available up to 1GB ps
- well managed directly by the landlord

## SPACE AVAILABLE

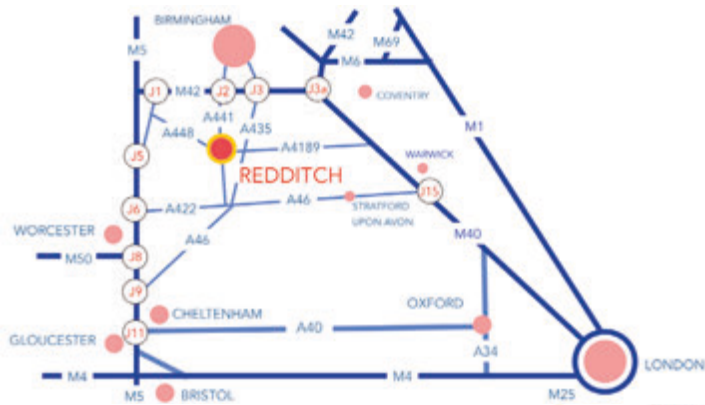
SUITE	AREA (sq ft)	
2	1507	
3	6386	
4	1735	
10	1744	
11B	940	4047 combined
11C	2650	
11D	457	
15419		



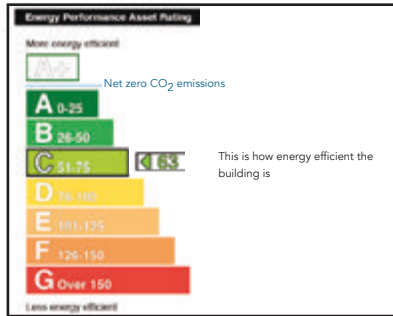
## OUR QUALITY TENANTS

"I would like to thank you for all your support and being such a great landlord. Very much appreciated."  
 Simon Dickinson, Group CEO Optima Health

- ASPIRATION TRAINING  
apprenticeship provider
- BHM ENERGY  
energy consultants
- CAVELL NURSES TRUST  
charity supporting nurses
- CITY SIGHTSEEING  
the world's leading  
hop-on hop-off bus  
tour operator
- CRUISE.CO.UK  
UK's biggest cruise brokers
- OPTIMA HEALTH  
UK's largest independent  
occupational health provider
- EE  
telecoms
- ELEVEN VIEWS  
digital marketing
- PEARSON  
professional test centre
- RIAZ LAW  
solicitors
- SALUS  
building control and fire safety  
consultants
- SEETEC PLUS  
training providers
- SLIMSTOCK  
inventory optimisation software



AN ENERGY EFFICIENT BUILDING



FROM THE DUAL CARRIAGEWAY Follow signs to Redditch Town Centre which will lead you to the Redditch Ringway. Follow this road round to Access 8 signposted 'Grosvenor House' which is immediately on your right.

GROSVENOR HOUSE, PROSPECT HILL, REDDITCH B97 4DL

VIEWINGS  
 **JOHN TRUSLOVE**  
 Chartered Surveyors & Valuers



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LOXTON DEVELOPMENTS: OFFICE BUILDINGS WITH A PERSONAL TOUCH  
 ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON



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