

TO LET

**FACTORY/WAREHOUSE UNIT
UNIT 5 REDDITCH TRADE CENTRE
NEW MEADOW ROAD
LAKESIDE
REDDITCH
B98 8YW**



- * **3,173 SQ FEET (295 SQM)**
- * **EXCELLENT LOADING**
- * **COVENIENTLY LOCATED**
- * **NEW LEASE AVAILABLE**
- * **16'6" (5.02M) EAVES HEIGHT**

**RENT £23,500 PER ANNUM
(+ VAT)**

LOCATION

Located on the very popular Redditch Trade Centre in Lakeside, which provides excellent access to all other areas of the Town and to the nearby A4181 (Warwick Highway), leading to the M42 via the A441 just north of the Town. The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connect directly to the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

Redditch Trade Centre is convenient for the adjacent residential area of Lakeside, the local shopping centre, and the bus route along Studley Road, which provides a regular service to the Town Centre.

DESCRIPTION

This single-storey unit is of steel portal framed construction to give a clear working area. Both front and rear elevations have loading doors, readily allowing access to the Warehouse. The unit presents ideal accommodation for the small business with all the benefits of good location apparent from the number of large Company headquarters buildings constructed in the area.

Communal car parking areas are located directly in front of the unit, with a hard-surfaced forecourt to the rear.

There are sectional loading doors to one elevation, plus double doors providing excellent loading facilities.

Toilet areas have light fittings, suspended ceilings, plastered walls and flexible vinyl floor tiles.

The total Gross Internal Area is 3,173 sq ft (295 sq m).

SERVICES

All mains services are available.

RENT

£23,500 per annum plus VAT.

LEGAL COSTS

Each party to bear their own costs.

RATEABLE VALUE

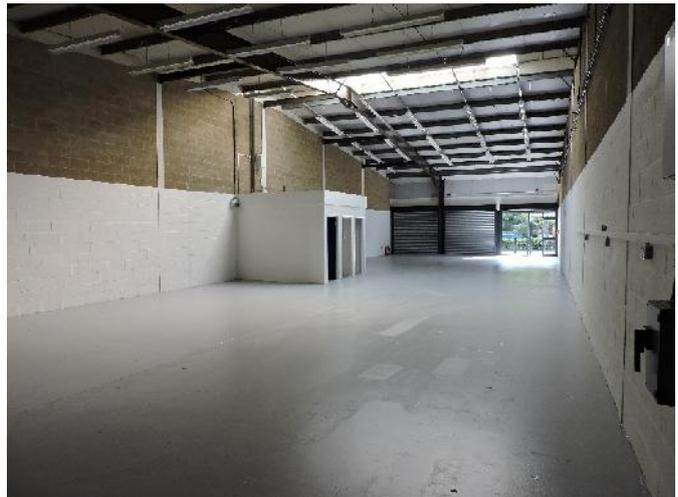
£15,250

LEASE

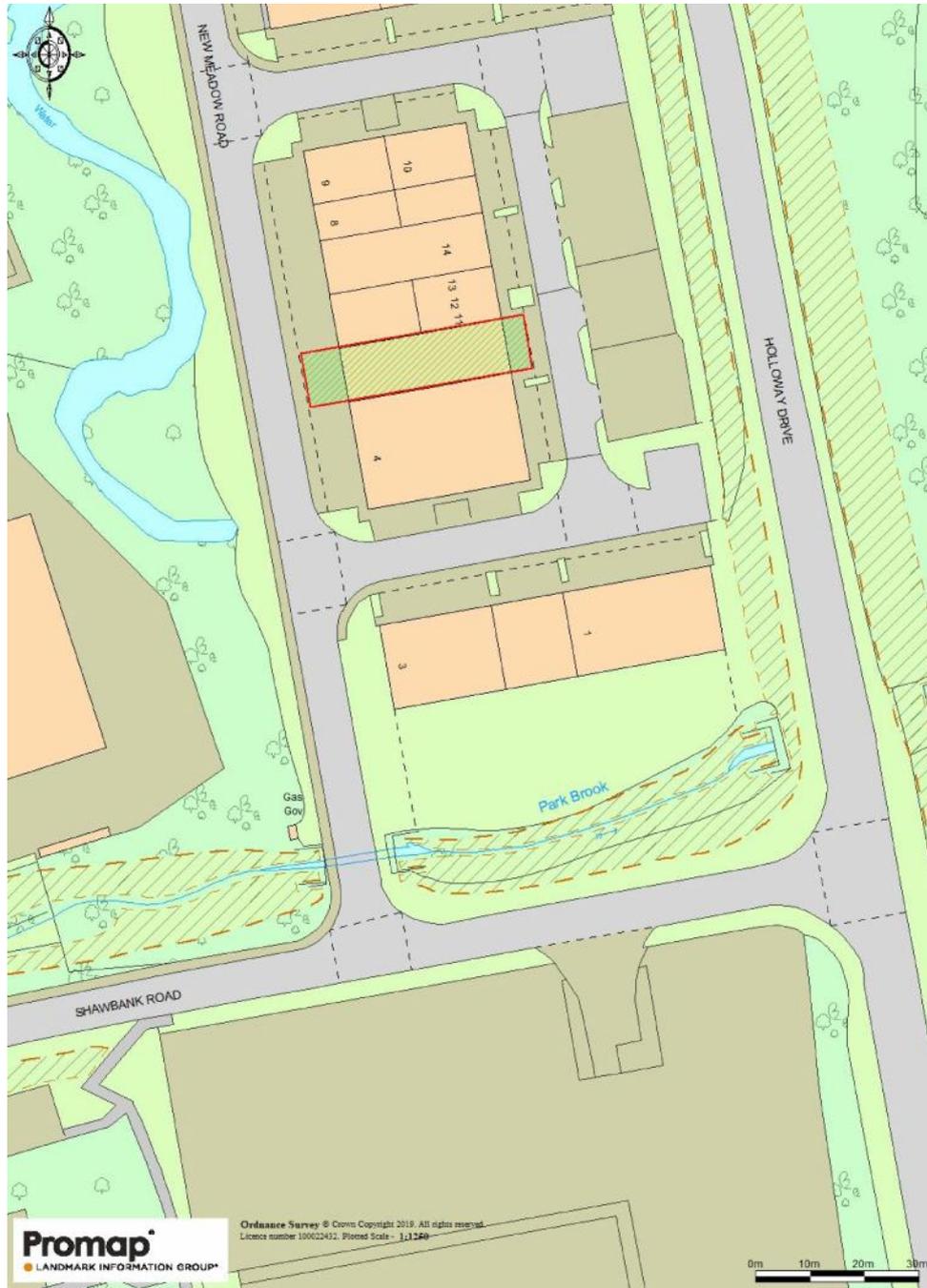
Available on a new Lease on standard Full Repairing and Insuring terms for 3 or more years.

VIEWING

Strictly by appointment with our Reception – 01527 584242



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