

TO LET

48F PIPERS ROAD, PARK FARM, REDDITCH, WORCESTERSHIRE, B98 0HU



8,228 SQ FT (764 SQ M) GIA WORKSHOP/WAREHOUSE

- DETACHED
- ESTABLISHED LOCATION
- 6 LOADING DOORS
- FENCED & GATED YARD
- EXCELLENT CAR PARKING
- AVAILABLE IMMEDIATELY

**ASKING RENT £52,500 PER ANNUM
(PLUS VAT)**

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LOCATION

The Property is situated on Pipers Road in the established Park Farm Industrial Estate area of Redditch. The Property is a short distance from the A435 Birmingham Road which provides access to Junction 3 of the M42 approximately 6 miles to the North, and the A441 providing access to Junction 2 of the M42 approximately 8 miles North West.

DESCRIPTION

The Property comprises a detached, extended, two bay Workshop/Warehouse of steel portal frame construction with good quality single-storey Offices. The walls are insulated profile steel cladding over brick/block cavity walls. The roof to the front bay is ridged and pitched lined asbestos-cement sheeting. The rear bay has an insulated profile steel roof. The eaves height to the front bay is 12'4" (3.75m), with the rear bay being 16'5" (5.0m).

Internally, the bays benefit from gas-fired heaters and fluorescent lighting. Access is via six concertina loading doors to the side elevation.

Externally, the Property has a Tarmac-surfaced Car Park to the front and a large fenced and gated Yard to the side.

The Gross Internal Area (GIA) of the Property is circa 8,228 sq ft (764 sqm).



RENT

£52,500 Per Annum + VAT

RATEABLE VALUE

£33,000

SERVICES

All mains services are available.

EPC

Band TBC

TENURE

New Business Lease for term of 5 or more years.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.

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