

# TO LET

UNIT 8 LAKESIDE TRADING ESTATE, BEOLEY ROAD EAST,  
REDDITCH, WORCS, B98 8PE



**1,900 SQFT (177 SQ M)**  
**GARAGE / SERVICE BAY**

- MOTOR TRADE
- RAMPS AVAILABLE
- READY TO OCCUPY
- POPULAR ESTATE
- RECEPTION
- STORES/OFFICE

**£13,500 PER ANNUM**  
**+ VAT**

## UNIT 8 LAKESIDE TRADING ESTATE, BEOLEY ROAD EAST, REDDITCH, B98 8PE

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Lakeside Trading Estate is a popular and established Business Development within Lakeside conveniently situated 1.5 miles east of Redditch Town Centre and with easy access to junctions 1 and 2 of the M42.

The Trading Estate is occupied by a combination of showroom; motortrade; quasi-retail and manufacturing businesses.

Unit 8 is a prominent unit, visible from Holloway Drive. The unit measures 45'4" by 29'0" and has an eaves height of 15'4" including Office and Reception, creating 1,315 sq ft at ground floor. In addition there is a further 585 sq ft of Stores/Showroom at first floor. The total GIA is approximately 1,900 sqft.

Outside there is ample parking and excellent access for loading and un-loading.

### RENT

£13,500 Per Annum (+VAT)

### RATEABLE VALUE

£7,700 – 100% Small Business Rate Relief potentially available.

### EPC

TBC

### TENURE

Leasehold – A 3 year term.

### LEGAL FEES

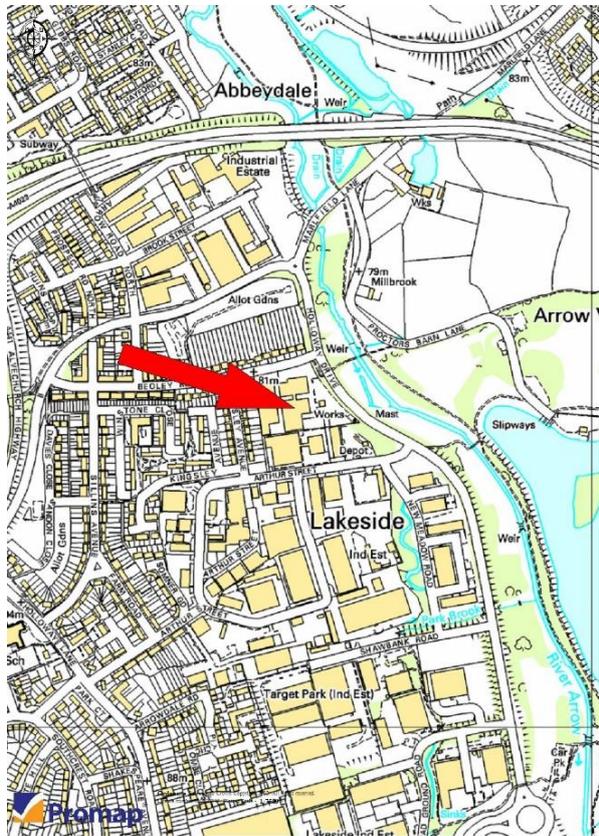
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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