

# TO LET

UNIT 78 HEMING ROAD, WASHFORD INDUSTRIAL ESTATE, REDDITCH, B98 0EA



**1,643 SQ FT**

**MODERN FACTORY/WAREHOUSE**

- CONVENIENT LOCATION
- GOOD ACCESS
- 13' WORKING HEIGHT
- EXCELLENT LOADING
- COMMUNAL PARKING
- NEW LEASE AVAILABLE

**11,500 PER ANNUM**  
**+ VAT**

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Located on the very popular and established industrial estate at Washford, which provides excellent access to all other areas of the Town and to the nearby A435 (Birmingham-Evesham Road), leading directly to the M42 just north of the Town. The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connects directly to the M5, M6 and M40.

The Washford Industrial Estate is convenient for the adjacent residential area of Matchborough, the local shopping centre, and the bus route along Matchborough Way, which provides a regular service to and from the Town Centre.

This single-storey unit is constructed of traditional brick and blockwork cavity walling and provides a clear working area. The unit presents ideal accommodation for small businesses with all the benefits of good location, apparent from the number of large Company headquarters buildings constructed in the area.

There is a steel folding door 3.0m (9'10") wide x 3.17m (10'4") high, offering excellent loading facilities.

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

The total Gross Floor Area is 1,643 sq feet

Communal car parking areas are located directly in front of the unit.

### RENT

£11,500 Per Annum (+VAT)

### RATEABLE VALUE

£9,000

### SERVICE CHARGE

Tenant to contribute towards Landlords Estate Service Charge.

### EPC

TBC

### TENURE

Lease of 3, 4 or 5 years, or multiples thereof

### LEGAL FEES

Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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