

TO LET

65 HEMING ROAD, WASHFORD INDUSTRIAL ESTATE, REDDITCH, B98 0EA



3,819 SQ FT

MODERN FACTORY WAREHOUSE UNIT

- POPULAR LOCATION
- EXCELLENT ACCESS
- END TERRACED
- 17'4" EAVES HEIGHT
- LOADING YARD
- NEW LEASE AVAILABLE

£22,900 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 Motorway, north of Redditch.

The M42 provides excellent access to the NEC and Birmingham International Airport and connects directly to the M5 Motorway at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

The Property comprises an end-terraced Factory/Warehouse Unit of traditional steel portal frame construction, with portal steel cladding over brick and blockwork cavity walls.

The Warehouse Area is accessed via a concrete-surfaced loading yard to the rear, leading to the leading door.

The Total Gross Internal Floor Area is 3,819 sqft.

Communal parking is located directly in front of the Unit.

RENT

£22,900 Per Annum (+VAT)

RATEABLE VALUE

£17,250

SERVICE CHARGE

Tenant to contribute towards Landlords Estate Service Charge.

EPC

TBC

TENURE

New Lease for 3 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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