

# TO LET

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



## 3,864 SQ FT

### MODERN FACTORY WAREHOUSE UNIT

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

## £22,950 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 Colehill 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 3,864 sqft.

Communal parking is located directly in front of the Unit.

### RENT

£22,950 Per Annum (+VAT)

### RATEABLE VALUE

£16,250

### SERVICE CHARGE

Tenant to contribute towards Landlords Estate Service Charge.

### EPC

D (82)

### TENURE

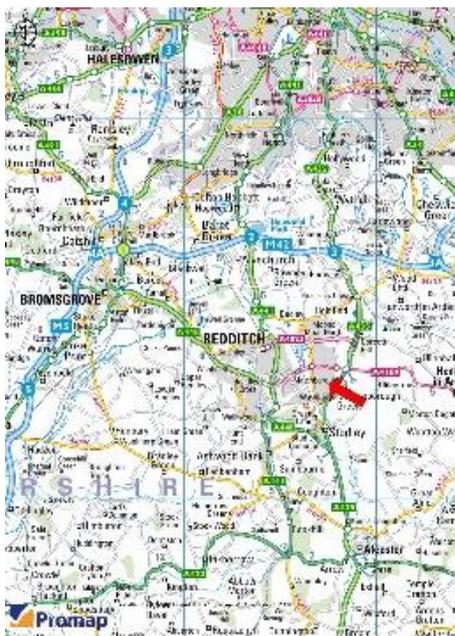
New Lease for 3 or more years.

### LEGAL FEES

Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.