

TO LET

**UNIT 61A ENFIELD INDUSTRIAL ESTATE,
REDDITCH, WORCESTERSHIRE, B97 6DE**



SHOWROOM/OFFICE PREMISES

- SUPERB FIT-OUT
- LED LIGHTING & AIR CONDITIONING
- 2179 SQ FT
- EASY ACCESS TO M42
- CONVENIENT LOCATION
- DEDICATED CAR PARKING

RENT £15,000 PER ANNUM
(VAT TBC)

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LOCATION

Redditch is one of Worcestershire's most successful towns in business terms, with a population of approximately 80,000 and a healthy mixed economy. The proximity of the M42, M5 and M40, leading to the National Motorway Network has greatly contributed to the strength and regional vitality of the town.

Enfield is a 25-acre Trading Estate about half a mile from the Town Centre.

DESCRIPTION

The subject accommodation is as follows:-

Ground Floor

Reception	167 sq ft	15.49 sq m
Showroom/Office	945 sq ft	87.80 sq m
Office	117 sq ft	10.91 sq m
2 x WCs	_____	_____
	1229 sq ft	114.20 sq m

First Floor

Office	950 sq ft	88.27 sq m
Kitchen	_____	_____
WC	_____	_____
TOTAL	2179 SQ FT	202,47 SQ M

There is dedicated car parking to the front of the Property.

RENT

£15,000 per annum (VAT tbc)

RATEABLE VALUE

£13,500

SERVICES

We understand that all mains services are connected or available to the Property.

EPC

TBC

TENURE

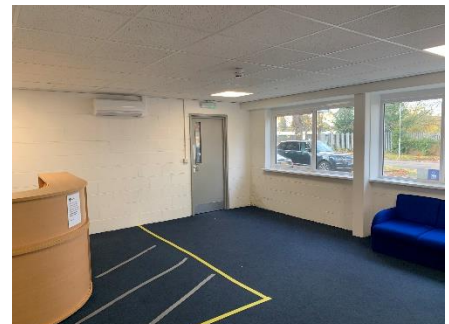
Available by way of a new Lease to March 2024 or longer if preferred.

LEGAL FEES

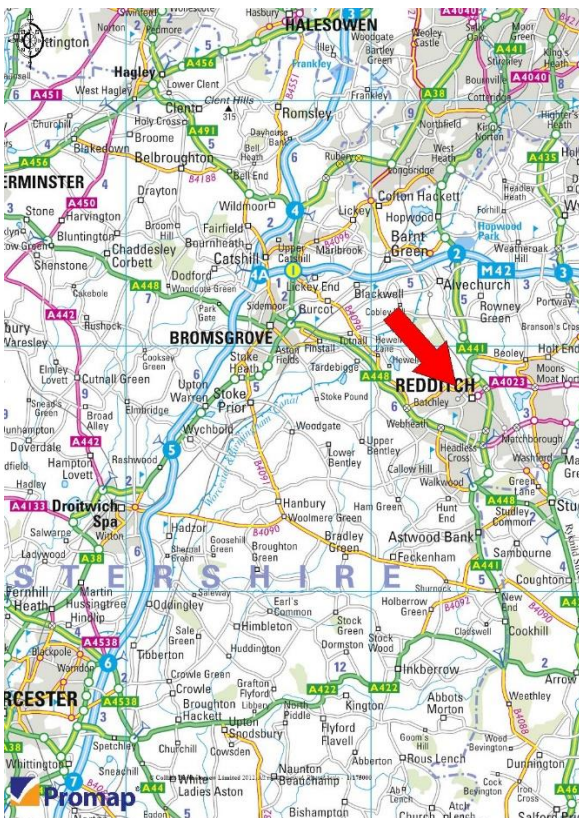
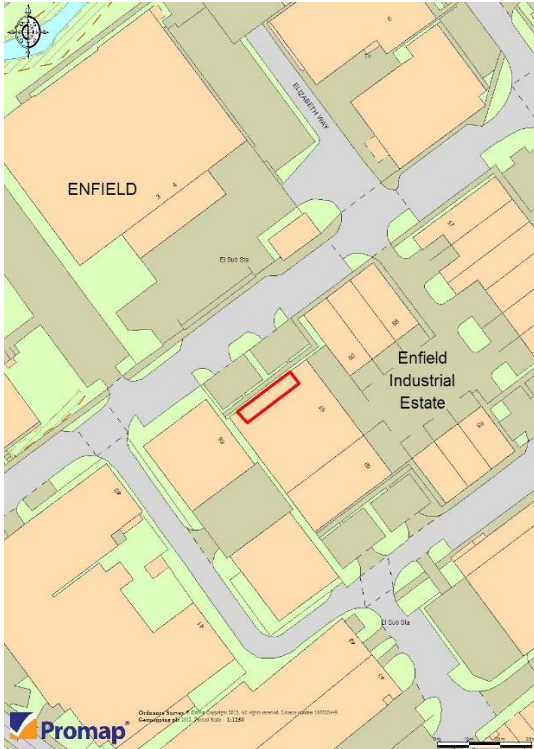
Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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