

# TO LET

83A ARTHUR STREET, LAKESIDE, REDDITCH,  
WORCESTERSHIRE, B98 8JY



## 1,628 SQ FT GIA FACTORY/WAREHOUSE

- FACTORY/WAREHOUSE
- ACCESSIBLE LOCATION
- 5 MILES FROM M42
- SECURE YARD
- AVAILABLE IMMEDIATELY
- NEW LEASE

**£12,000 PER ANNUM**  
**(NO VAT)**

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### DESCRIPTION

Lakeside is an established Commercial/Industrial area about 1 mile east of Redditch Town Centre. Communications are excellent, with Junction 2 of the M42 within 5 miles, giving direct access to the National Motorway Network, in particular M5, M6, M1, M40, M69 & M54.

Birmingham International Airport, Railway Station and NEC are 15-20 miles drive away.

### ACCOMMODATION

The Property comprises a single-storey Workshop/Warehouse measuring 78'5" x 20'7" overall, arranged as Open-plan Works Area with double door access and Office. In addition, there are separate male and female WCs.

The Works Area has a working height of approximately 7ft. The total Gross Internal Floor Area is 1,628 sq ft.

Outside, the Property is located in a secure fenced and gated development shared with the adjoining property and benefits from ample Yard area and parking.

### RENT

£12,000 per annum (No VAT)

### RATEABLE VALUE

Not yet separately assessed.

### SERVICES

All mains services available, Tenants will be responsible for the cost of all services consumed.

### EPC

TBC

### TENURE

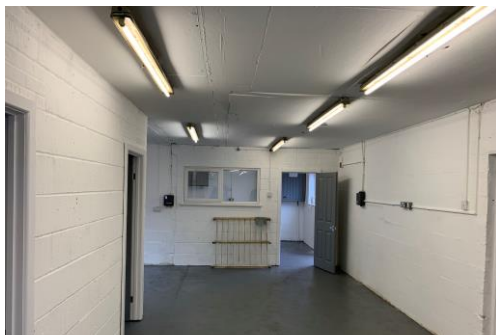
A new Business Lease for a term of 3 or more years.

### LEGAL FEES

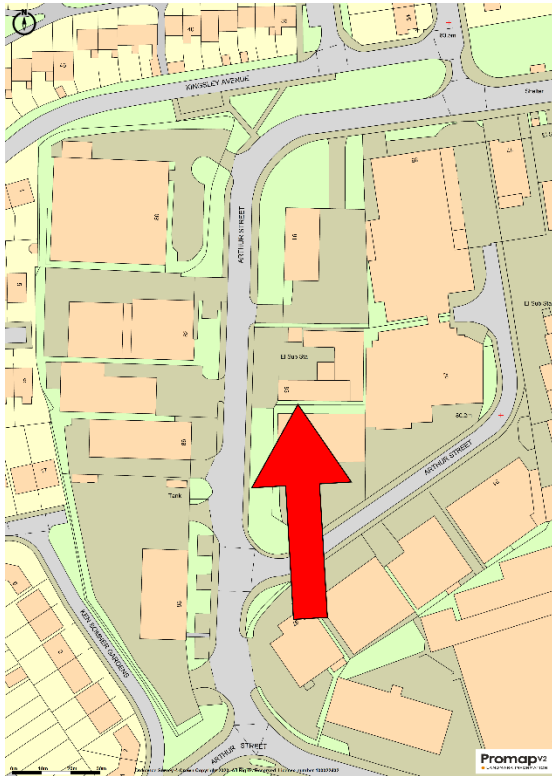
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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