

# TO LET

UNIT 6 REDDITCH TRADE CENTRE, NEW MEADOW ROAD, LAKESIDE,  
REDDITCH, B98 8YW



**2,096 SQ FT (195 SQ M)**

## TRADE COUNTER/WAREHOUSE UNIT

- CONVENIENTLY LOCATED
- EXCELLENT LOADING
- 16'6" (5.02M) EAVES HEIGHT
- COMMUNAL PARKING
- DOUBLE FRONTED
- REFURISHED

**£18,000 PER ANNUM**  
**(PLUS VAT)**

## UNIT 6 REDDITCH TRADE CENTRE, NEW MEADOW ROAD, LAKESIDE, REDDITCH, B98 8YW

---

### LOCATION

Located on the very popular Redditch Trade Centre in Lakeside, which is conveniently accessed via the nearby A4181 (Warwick Highway), leading to the M42 via the A441 just north of the Town.

Redditch Trade Centre is convenient for the adjacent residential area of Lakeside, the local shopping centre, and the bus route along Studley Road, which provides a regular service to the Town Centre.

### DESCRIPTION

This single-storey unit is of steel portal framed construction. The front elevation has a sectional loading door, readily allowing access to the Warehouse. The unit is undergoing refurbishment.

Communal car parking areas are in front of the unit, with hard-surfaced forecourts to the front and rear.

There are sectional loading doors plus double doors providing excellent loading facilities. Toilet areas have light fittings, suspended ceilings, plastered walls and flexible vinyl floor tiles.

The Gross Internal Area (GIA) is 2,096 sq ft (195 sq m).

### RENT

£18,000 Per Annum plus VAT

### RATEABLE VALUE

£9,800 – Small Business Rate Relief potentially available.

### SERVICES

All mains services are available.

### EPC

Band D (90)

### 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.



## UNIT 6 REDDITCH TRADE CENTRE, NEW MEADOW ROAD, LAKESIDE, REDDITCH, B98 8YW



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.