

# TO LET

ASTWOOD BANK TRADING ESTATE,  
10/12 FECKENHAM ROAD, ASTWOOD BANK, REDDITCH,  
B96 6DS



## REFURBISHED FACTORY WAREHOUSE UNITS 732 TO 4,422 SQ FT

- FOUR SELF CONTAINED WORKSHOP UNITS
- THREE-PHASE ELECTRICITY
- ROLLER SHUTTER ACCESS
- 732 TO 4,422 SQFT
- SECURE GATED ESTATE
- AMPLE ON-SITE PARKING

**RENT FROM £7500 PER ANNUM**

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### DESCRIPTION

The property comprises a mid-terraced, modern, well insulated, steel portal framed industrial building, fronting a private access Yard/Car Park.

Astwood Bank is situated on the outskirts of Redditch with good communications links and is within easy access to the town of Alcester, Evesham and Droitwich.

There are currently 4 vacant units each unit having the following Gross Internal Floor Areas:

Unit B -	1,138 sq ft
Unit C -	1,409 sq ft
Unit D -	943 sq ft
Unit E -	<u>732 sq ft</u>
	4,222 sq ft

The premises have been comprehensively refurbished to a high standard throughout and benefit from vehicle access, lighting and WC accommodation.

### CAR PARKING

Ample parking is available within the fenced and gated secure site.

### SERVICES

Mains three-phase electricity, water, drainage and gas are connected.

### RENTS

Unit B - £11,400pa  
Unit C - £14,000pa  
Unit D - £9,500pa  
Unit E - £7,500pa

### RATEABLE VALUES

Unit B - £4,900 per annum  
Unit C - £4,900 per annum  
Unit D & E - £5,700 per annum

### LEASE

The unit will be available on a standard full repairing and insuring lease for a term of 3 or more years.

However, consideration will be given to more flexible terms, please call to discuss.

### SERVICE CHARGE

No service charge is levied by the Landlord.

### LEGAL FEES

Each Party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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