

# TO LET

UNIT 34 ENFIELD INDUSTRIAL ESTATE, REDDITCH, B97 6BY



# FACTORY/WAREHOUSE UNIT 563 SQ FT

SECURE SITE

AVAILABLE IMMEDIATELY LOADING DOOR

EASY ACCESS TO M42

CONVENIENT LOCATION

NEW LEASE

RENT: £4,750 PER ANNUM (PLUS VAT)



### 34 ENFIELD INDUSTRIAL ESTATE, REDDITCH, WORCS, B97 6BY

#### **LOCATION**

The Property is located on the established Enfield Industrial Estate, half a mile from Redditch Town Centre. Transport links are excellent, with Hewell Road and Windsor Road in close proximity. Hewell Road is the main arterial route into the Town Centre from the Brockhill housing development, with Bromsgrove beyond via the A448. The Train Station and Bus Station in Redditch Town Centre are both within walking distance.

Windsor Road, which is immediately to the east of the Property leads to Jct 2 of the M42, approximately 4 miles to the north via Birmingham Road/Alvechurch Highway (A441).

#### **DESCRIPTION**

The Property comprises a single-bay Factory/Workshop Unit with a max working height of 9'6".

The Total Gross Internal floor areas is:

Unit 34 - 563 sq ft

#### **SERVICES**

All Mains services are available.

#### **RENT**

£4,750 per annum exclusive (plus VAT)

#### **RATEABLE VALUE**

Unit 34 - £2,700

#### **EPC**

TBC

#### **TENURE**

New Standard Commercial Lease for a term of 3, 4 or 5 years.

#### **LEGAL FEES**

Each party to bear their own fees.

#### **VIEWING**

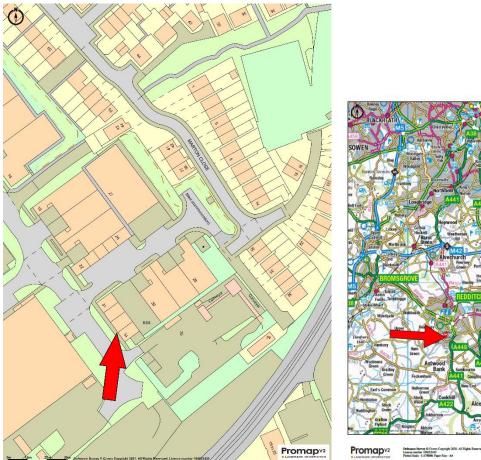
Strictly by appointment with our office - 01527 584 242.







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