

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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