

JOHN TRUSLOVE

ESTABLISHED 1981

Daralbee House
Archer Road
Redditch
Worcestershire
B98 8DJ

TO LET

TRADE COUNTER / FACTORY WAREHOUSE UNIT

**UNIT 4 CLIVE ROAD
REDDITCH
B97 4BT**



- * 1,901 SQ FEET
- * POTENTIAL FOR MOTOR TRADE USE
- * CONVENIENT LOCATION
- * 2 MINUTES WALK FROM TOWN CENTRE
- * FENCED AND GATED YARD

**RENT £13,000 PER ANNUM
(NO VAT)**

 (01527) 584242

 (01527) 64345

 info@truslove.co.uk

www.johntruslove.com

LOCATION

The Unit is accessed from Clive Road, which is situated to the north of Redditch Town Centre, within easy access of A441 Birmingham Road and the Redditch Ringway (B4160).

In terms of national location, Redditch benefits from its proximity to the Motorway network, being particularly close to M42, M40 and M5 Motorways.

DESCRIPTION

The Property comprise a a terraced Factory/Warehouse Unit with a generous parking provision and fenced and gated Yards.

Unit 4 is of brick construction with insulated profile steel clad roof supported on steel lattice beams and concrete floor.

Internally, the Unit benefits from 3-phase electric, fluorescent lighting, Kitchenette, separate male and female WCs and a maximum working height of 16'5".

The total Gross Internal Floor Area is 1,901 sq ft

RENT

£13,000 per annum

RATEABLE VALUE

£11,500

LEASE

New Business Lease for 3, 4 or 5 years, or multiples thereof.

COSTS

Each party to bear their own costs.

RENT DEPOSIT

In the event that the incoming Tenant cannot provide 3 years satisfactory trading accounts a 6 month rent deposit will be required.

EPC

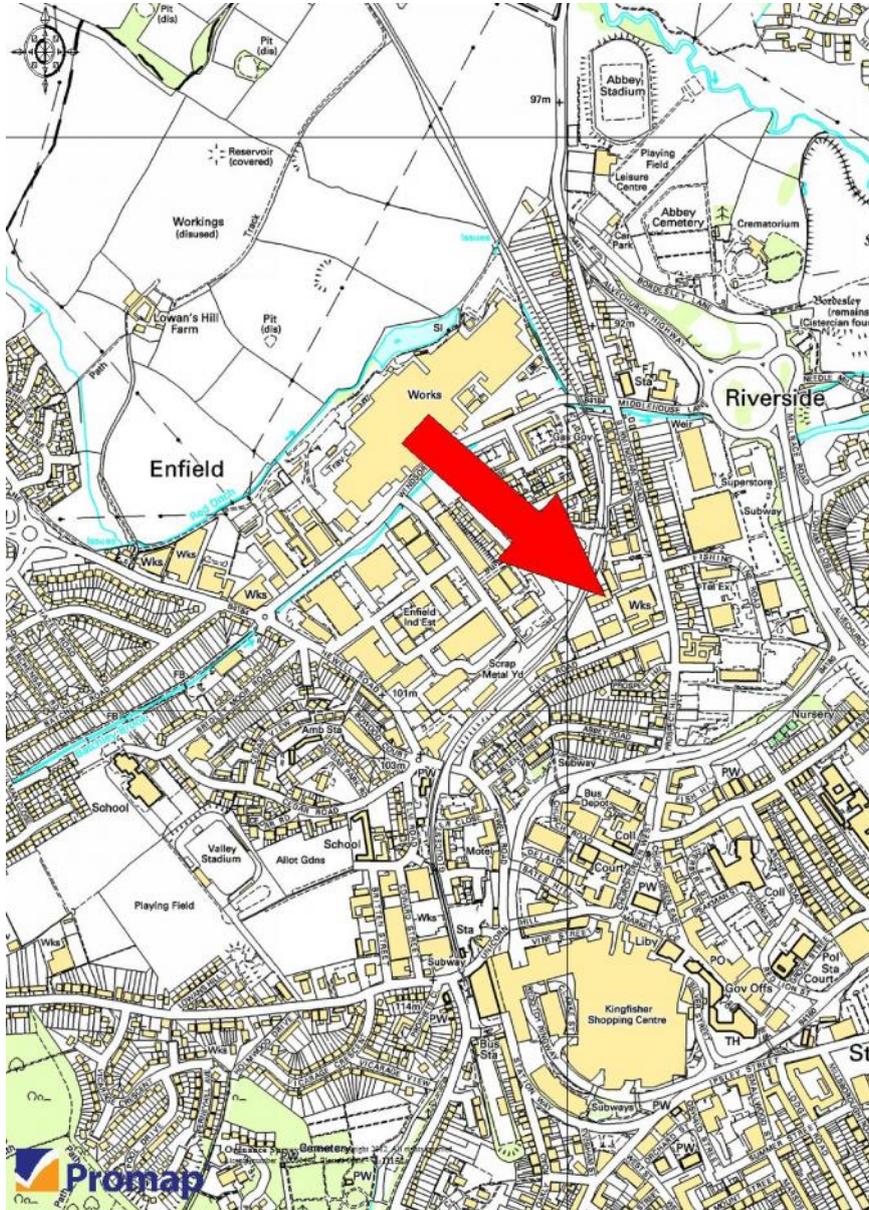
The premises have a rating of F144

VIEWING

Strictly by appointment with our Reception -
01527 584242.



UNIT 4 CLIVE ROAD REDDITCH B97 4BT



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