

TO LET

UNIT 9 TARGET PARK, SHAWBANK ROAD, LAKESIDE, REDDITCH,
WORCESTERSHIRE, B98 8YN



12,429 SQ FT

LOFTY FACTORY WAREHOUSE

- LOFTY WAREHOUSE
- 24" EAVES HEIGHT (7.32M)
- FORECOURT AND AMPLE PARKING
- APPROXIMATELY 6 MILES FROM M42
- NEW LEASE
- TWO ELECTRIC UP AND OVER LOADING DOORS

£80,800 PER ANNUM

+ VAT

UNIT 9 TARGET PARK, SHAWBANK ROAD, LAKESIDE, REDDITCH, B98 8YN

Redditch is a vibrant and successful town on the M42 corridor and is a pre-eminent manufacturing and distribution location. Junctions 2 and 3 of the M42 are both within 10 minutes drive allowing easy access to the Midlands motorway networks. Target Park is located on Shawbank Road in Lakeside. It is accessed off Holloway Drive, via the A4189.

Target Park is a 2.47 hectare (5.5 acre) site comprising a development of high quality warehouse / industrial units constructed in 2007. Occupiers include Magnet Trade, TRT and Century Lighting.

Unit 9 comprises an end-terrace lofty Factory/Warehouse with vehicular access via two electric up-and-over loading doors, with an eaves height of 24' (7.32m).

The Unit benefits from a reception area, integral two-storey office space with a separate meeting room, kitchenette and W/Cs.

The total Gross Internal Area (GIA) is 12,429 sq ft (1,155 sq m).

Externally, there is a deep Forecourt for loading, unloading and parking.

RENT

£80,800 Per Annum (+ VAT)

RATEABLE VALUE

£47,750

SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas.

EPC

C (55)

TENURE

Standard Business Lease for a term of 5 years or more with tenants responsible for all outgoings.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office -
01527 584 242.



UNIT 9 TARGET PARK, SHAWBANK ROAD, LAKESIDE, REDDITCH, B98 8YN



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.

