

TO LET

89 HEMING ROAD, WASHFORD INDUSTRIAL ESTATE, REDDITCH, B98 0EA



5,809 SQ FT

MODERN WAREHOUSE UNIT BEING REFURBISHED

- POPULAR LOCATION
- EXCELLENT ACCESS
- INTEGRAL OFFICES
- 18' (5.75M) EAVES HEIGHT
- RECENTLY REFURBISHED
- NEW LEASES AVAILABLE

£38,000 PER ANNUM + VAT

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Located on the popular and established Washford Industrial Estate, which provides excellent access to all areas and to the nearly A435, leading directly to the M42 Motorway, just north of Redditch.

The Property comprises a Factory/Warehouse Unit with integral two storey Offices. It is of traditional steel portal frame construction, with profile steel cladding over brick and blockwork cavity walls. It is being refurbished to a high specification, including LED lighting in the Factory/Warehouse and electric timed heaters in the Offices.

The Warehouse area is accessed via a concrete-surfaced loading yard to the rear, leading to the roller-shutter door.

Communal car parking is located in front of the Unit.

The Property has a total Gross Internal Area of 5,809 sq ft.

RENT

£38,000 Per Annum (+VAT)

RATEABLE VALUE

£23,500

SERVICE CHARGE

Tenant to contribute towards Landlords Estate Service Charge.

EPC

TBC

TENURE

New lease for 5 years or multiples thereof is available.

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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