

TO BE REFURBISHED

TO LET

**4 SPRINGSIDE, HOWARD ROAD, REDDITCH,
WORCESTERSHIRE, B98 7SE**



TRADE COUNTER/WAREHOUSE INDUSTRIAL UNITS

- TO BE FULLY REFURBISHED
- 5,854 SQ FT GIA
- ROLLER-SHUTTER ACCESS
- REAR YARD
- LOFTY 19'6" EAVES HEIGHT
- FORECOURT PARKING

**RENT £39,000 PER ANNUM
(PLUS VAT)**

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LOCATION

Springside, Howard Road, benefits from being at the heart of the motorway network with Junctions 2 & 3 Of the M42 being only 4 miles north via the A441 and A435 respectively. Junctions 4 & 5 of the M6 provide good access to Birmingham and the north, as well as Worcester and the south.

The premises are located on the outskirts of Redditch with the Town Centre being 1½ miles to the west. Evesham is located 6 miles to the south and Solihull 4 miles to the north.

DESCRIPTION

Springside comprises a terrace of 5 prominent Units, which are of steel portal frame construction with profile steel sheet cladded elevations and exposed brickwork at lower level externally, under a ridged and pitched insulated roof with approx. 15% PVC sky-lighting and a concrete floor throughout the ground floor.

The Unit has an eaves height of approximately 19'6" and accessed via a steel roller-shutter door to the front elevation.

Car parking and loading facilities are situated to the front of the Units,

The premises are to be refurbished throughout.

The total Gross Internal Floor Area is 5,854 sq ft.



RENT

£39,000 per annum plus VAT

RATEABLE VALUE

£18,500

SERVICES

We understand that mains electricity, gas, water and drainage are available to the premises.

EPC

TBC

SERVICE CHARGE

A Service Charge may be levied for management services provided.

TENURE

The premises are available on a Full Repairing and Insuring Lease on terms to be agreed.

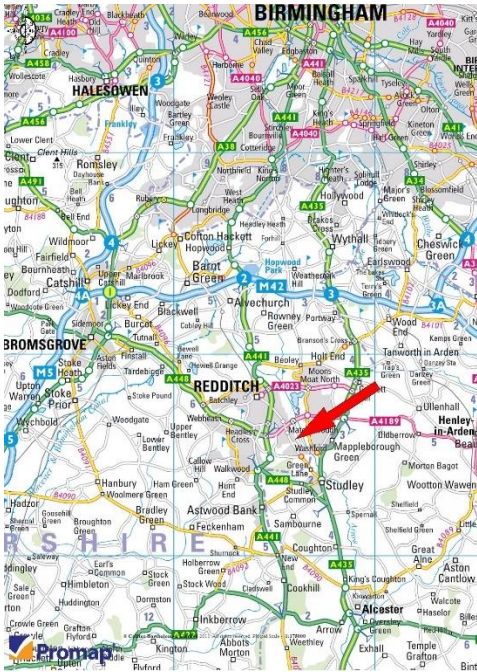
LEGAL FEES

The Tenant to be responsible for Landlord's Solicitors Legal Fees in connection with Lease preparation.

VIEWING

Strictly by appointment with our office - 01527 584 242.

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