



**Industrial Unit**

**2,711 SQ FT (252 SQ M)**

**5 Little Forge Road, Redditch, B98 7SF**



# To Let

- MODERN UNIT
- SUBSTANTIAL MEZZANINE
- AVAILABLE JULY 2022
- CONVENIENTLY LOCATED
- INTEGRAL OFFICES
- NEW LEASE

## LOCATION

Little Forge Road is a cul-de-sac of modern Factory/Warehouse Units within the popular Park Farm Industrial Area. Little Forge Road is accessed directly from Old Forge Drive, one of the main local roads linking to the dual carriageway network.

## DESCRIPTION

The Property comprises an end-terrace, single-storey Factory/Warehouse of steel portal frame construction, with an insulated loading door. The walls are of cavity brick construction, with aluminium-framed double-glazed windows to the Offices.

Internally, demountable partitions have been installed to create a Reception, 3 Open-Plan Offices, Canteen/Tea Bar and Workshop Area to the rear. Lighting is provided via a combination of fluorescent strip and LED fittings. The Offices are heated via portable electric radiators, with a high-level Combat gas-fired blown-air heater to the Warehouse Area.

A substantial Mezzanine Floor has been installed, which provides a significant area for Storage/Assembly.

The Gross Internal Area (GIA) of the Ground Floor is approximately 2,711 sq ft (252 sq m), with the Mezzanine Floor providing a further 2,319 sq ft (216 sq m).

Externally, the Property benefits from 7 allocated car parking spaces, with a concrete Apron providing access to the loading door.



## ASKING RENT

£19,500 per annum (No VAT)

## SERVICE CHARGE

£768 per annum (plus VAT)

## RATEABLE VALUE

£14,000 - Small Business Rate Relief potentially available.

## TENURE

Full Repairing and Insuring Lease for a term of 5 or more years.

## SERVICES

We understand that all mains services are connected and available.

## EPC

TBC

## LEGAL FEES

Each party to pay their own costs.

## VIEWING

Strictly via appointment with our Reception on 01527 584242

## Area Map



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