

REFURBISHED WAREHOUSE/INDUSTRIAL UNITS

1,660 - 17,600 SQ FT (154 - 1,636 SQ M)



WASHFORD INDUSTRIAL ESTATE

58-90 HEMING ROAD | REDDITCH | **B98 OEA**



TO LET



J3 M42
5 MILES



GROUND LEVEL
LOADING DOORS



NEW
ROOFS



COMMUNAL
PARKING

Washford Industrial Estate is in a very popular and established industrial location. The Estate comprises 33 modern warehouse/industrial units, set in a mature and attractively landscaped environment.

DESCRIPTION

The units are constructed of traditional brick and blockwork cavity walling enabling a clear working environment. The units are arranged in terraces with loading areas and car parking to the front of the units.

PLANNING

Use classes B2, B8, E(g)ii and E(g)iii.

RENT/TERMS

Upon application. The units are available on new full repairing and insuring leases.

BUSINESS RATES

Upon application. 100% Small Business Rate Relief potentially available.

SERVICES

Mains water and 3 phase electricity are connected to the units.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas within the Estate. Contact the letting agent for full details.

EPC

Upon application.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT will be chargeable at the current rate.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.



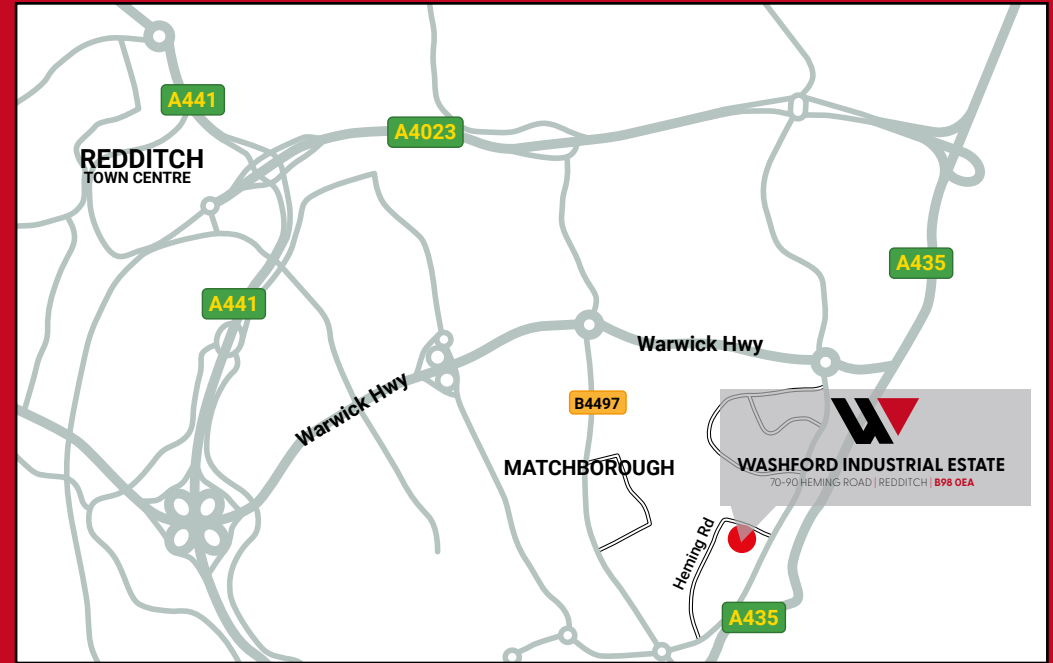
GENERAL SPECIFICATION

- Newly refurbished units
- Ground level loading doors
- New LED lighting
- New roofs
- Offices to larger units
- Yard areas
- Communal car parking
- Male & Female WC's

AVAILABILITY

Please see attached availability schedule.





LOCATION

Washford Industrial Estate is located 4.5 miles south east of Redditch Town Centre with excellent access to Junction 3 of the M42 motorway via the A435.

This provides direct access to the NEC, Birmingham Airport, M6, M5 and M40 motorways.

There is a regular bus service to and from the Town Centre located on Matchborough Way.

	MILES	TOWN/CITY	MILES
J3 M42	5	Redditch	4.5
J3a M40	8	Bromsgrove	10
J5 M5	13	Stratford-upon-Avon	13
Birmingham Airport	17	Birmingham	17
NEC	18	Worcester	20

SOURCE: RAC ROUTE PLANNER

SAT NAV: **B98 0EA**

 mirror.doors.giant

VIEWING

For further information or to arrange a viewing contact:

IAN PARKER

07977 008815

ian@truslove.co.uk

BEN TRUSLOVE

07791 371032

ben@truslove.co.uk

 **JOHN TRUSLOVE**
Chartered Surveyors & Valuers

01527 584 242

www.johntruslove.com