

Unit 7 Lakeside Industrial Estate

LOGICOR.EU

Redditch, B98 8YP

WHAT3WORDS: case.plant.energy

Modern industrial warehouse unit with offices

17,548 sq ft

To Let

Fully refurbished

Available Now

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Unit 7 Lakeside Industrial Estate

This well established estate is located adjacent to the A4189 (Warwick Highway). The units are of steel portal frame construction and have been fully refurbished to offer high-quality warehouse space with good eaves height, two storey-office accommodation, and 3-phase power supply. The estate is accessed via Broad Ground Road leading to car parking and rear service yard.



 Main entrance

BROAD GROUND ROAD



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Accommodation (GIA)

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	FF Office ^{Sq Ft}	Total ^{Sq Ft}
7	12,312	2,443	2,793	17,548

*Gross Internal Area

Specification



Target EPC rating 'B'



2 x Level access loading doors



6.3m eaves height



Air source heating



LED lighting



Allocated parking



3 phase power supply



Availability & terms

The unit is offered to let on a new full repairing and insuring lease on terms to be agreed.

Rental

Upon application.

VAT

To be levied.

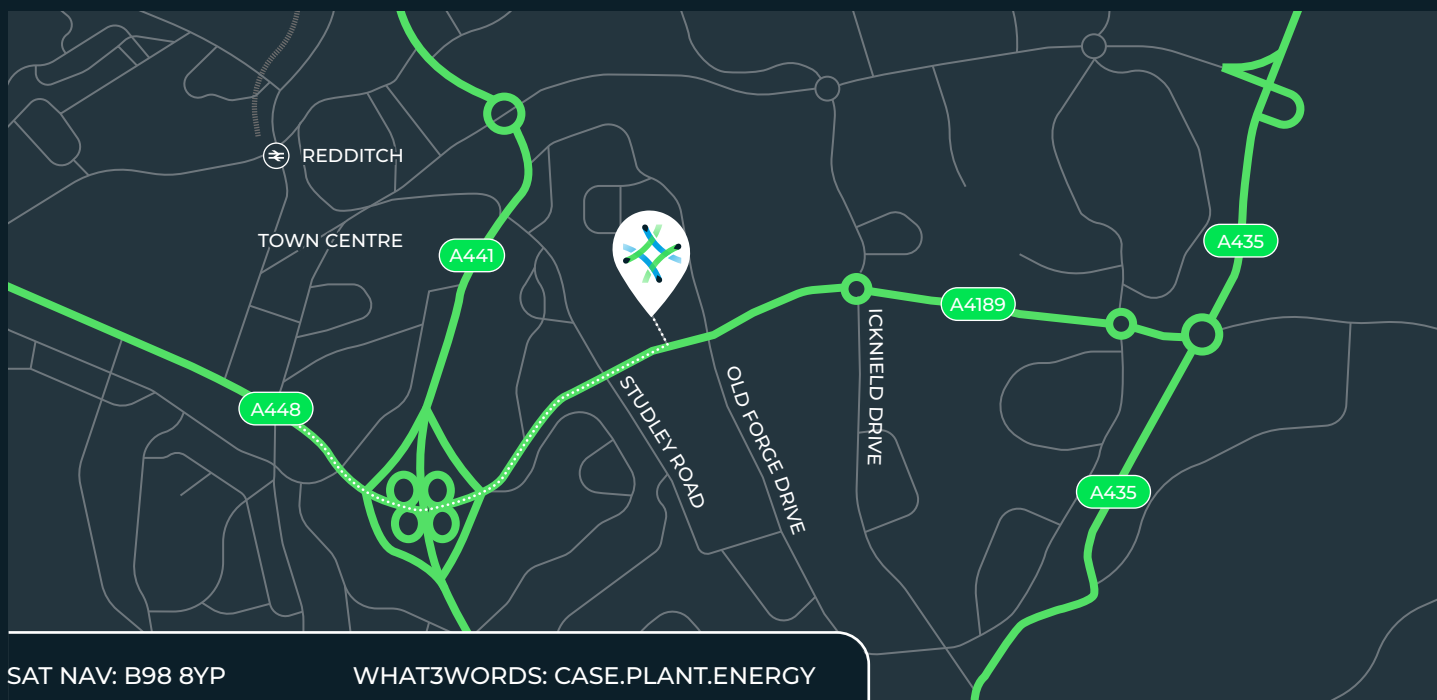
Service charge

Payable for upkeep of common parts.

Rates

Rateable value £104,000.





SAT NAV: B98 8YP

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Strategic logistics location

Lakeside Industrial Estate provides excellent access to J2 of M42 via A441 and J3 of M42 via A435. The M42 provides direct access to the wider motorway networking including the M5, M6, M40 motorways. Both Birmingham City Centre and Birmingham Airport can be reached in under a 30 minute drive time. Nearby Redditch station offers regular and direct services to Four Oaks.

	miles	mins		miles	mins		miles	mins
Birmingham	17	30	M42	7	10	Birmingham Airport	19	28
Bristol	81	1 hr 27	M40	9	14			
Manchester	111	2 hrs	M5	12	16		miles	mins
London	115	2 hrs	M6	21	27	Redditch	3	9

Please contact us for further information:

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