

Unit 7 Lakeside Industrial Estate

Redditch, B98 8YP

WHAT3WORDS: case.plant.energy

Modern industrial warehouse unit with offices

17,548 sq ft

To Let

To be refurbished

Available Q2 2026



LOGICOR

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.



Redditch Town Centre

B&Q

A441

TESCO

WEG

karma

A4189

PILKINGTON

 Main entrance

BROAD GROUND ROAD



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

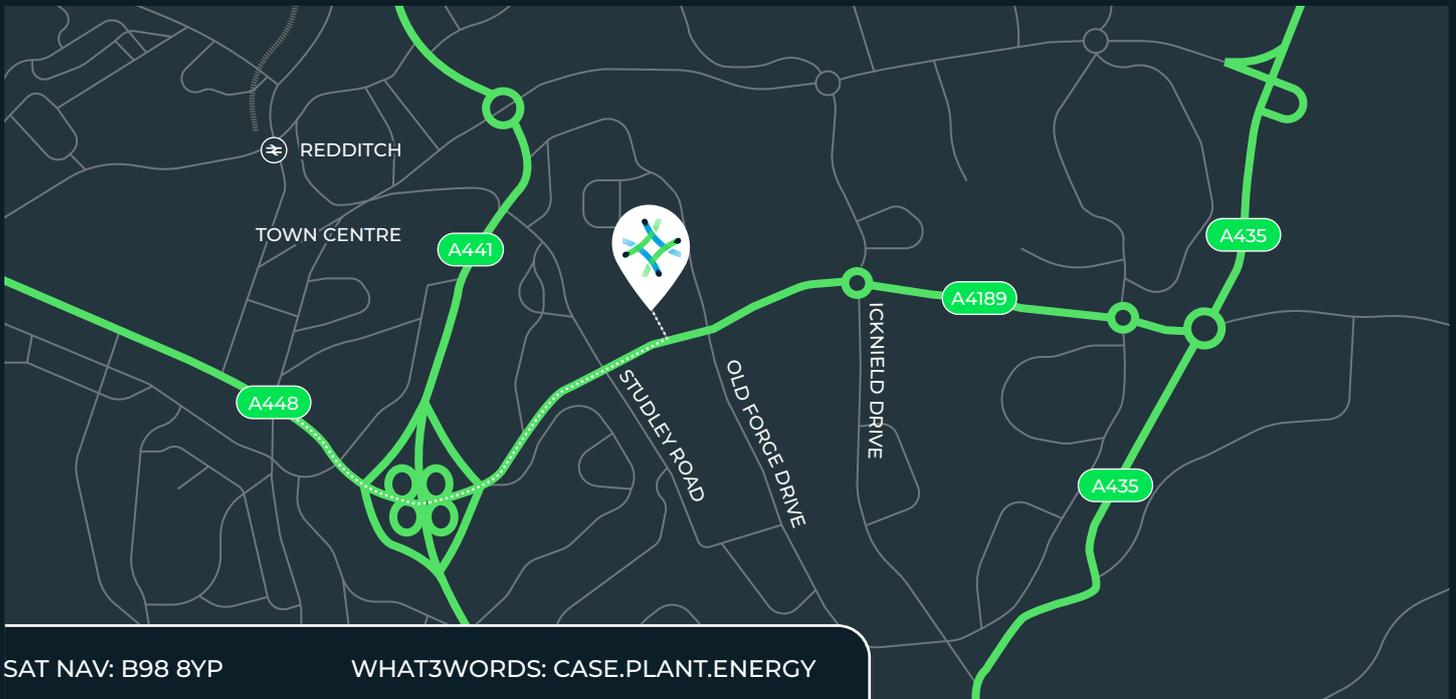
Payable for upkeep of common parts.

Rates

Rateable value £104,000.



Indicative image



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		Redditch	3	9
	London	115	2 hrs		M6	21	27				

Please contact us for further information:

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