

UK, REDDITCH

LAKE SIDE

INDUSTRIAL ESTATE

HIGH QUALITY INDUSTRIAL ESTATE
UNITS FROM 11,573 - 13,682 SQ FT

SAT NAV: B98 8YP



LAKESIDE

INDUSTRIAL ESTATE

The estate is located on Redditch Trade Centre in Lakeside, which is approximately 1 mile from Redditch Town Centre and immediately adjacent to the A4189 (Warwick Highway).



The estate provides units of steel portal frame construction with part block / brickwork and part profile clad elevations surmounted by a profile clad roof incorporating translucent roof lights.

The units provide clear warehouse space with minimum working heights of approximately 5.6m rising to an eaves heights of approximately 6.3m. The units benefit from integral two storey office and ancillary accommodation with level access loading to the rear. Externally the units provide rear service yards and demised car parking to the front elevation.



HIGH QUALITY INDUSTRIAL ESTATE



ACCOMMODATION

UNIT	SQ FT	SQ M
3	11,573	1075
15	13,682	1,271

RENT

The properties are available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent on application.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COST

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

- KEY
-  Main entrance
 -  Unit space
 -  Car parking
 -  Available units



SPECIFICATION

-  Steel portal frame
-  On-site car parking
-  3 phase power supply
-  Private secured service yard areas
-  Ground and first floor offices
-  Level access loading doors
-  6.3 m eaves height
-  Unit 3 EPC - C.(72)
Unit 15 EPC - D.(95)

RATEABLE VALUE

Unit 3 – (Workshop and premises) £46,000
Unit 15 – (Warehouse and premises) £52,500

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The applicant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

An annual service charge is levied for the maintenance and up-keep of common areas.

MONEY LAUNDERING

The money laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

STRATEGIC LOGISTICS LOCATION

Lakeside provides excellent access to J2 of M42 via A441 to the north of Redditch Town Centre and J3 of M42 via A435 to the east of the estate. The M42 provides direct access to the wider motorway networking including the M5, M6 and M40 motorways.

M42: 6.6 MILES, 13 MINUTES
M5: 12.1 MILES, 18 MINUTES
M40: 10.6 MILES, 18 MINUTES
M6: 20.7 MILES, 27 MINUTES

DRIVE TIME TO **BIRMINGHAM AIRPORT** IS APPROXIMATELY **19.2 MILES, 28 MINUTES**

REDDITCH: 3 MILES, 9 MINUTES
ALVECHURCH: 6.2 MILES, 14 MINUTES
BARNT GREEN: 9.3 MILES, 18 MINUTES
EARLSWOOD: 8.6 MILES, 17 MINUTES

BIRMINGHAM : 17.4 MILES, 30 MINUTES
BRISTOL: 80.5 MILES, 1 HOUR 27 MINUTES
MANCHESTER: 103 MILES, 2 HOURS
LONDON: 115 MILES, 2 HOURS

Misrepresentation Act 1967:
 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. February 2021.

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