



Unit 40 Heming Road

Washford Industrial Estate, Redditch, B98 0DP

Modern quality Factory Warehouse

4,351 sq ft
(404.22 sq m)

- Popular location
- Eaves height 14'9" (4.74m)
- Fenced and gated rear yard
- Ample parking
- 4 miles to M42
- Available February 2027

Summary

Available Size	4,351 sq ft
Rent	£37,000 per annum
Rateable Value	£30,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

The Property comprises an end-terraced Factory/Warehouse unit, with single storey Office accommodation adjacent. The Property is of steel frame construction with a pitched insulated roof incorporating uPVC roof-lights over cavity brick and block walls. Internally, there are two Private Offices which have LED lighting, electric heating and double-glazed windows, plus Male and Female/Disabled WCs. The Warehouse has a concrete floor with loading via a electric roller shutter door.

The Gross Internal Area (GIA) extends to approximately 4,351 sq ft (404 sqm). Externally, there is a fenced and gated Yard to the rear, which provides access to the Warehouse. To the front of the Unit there is communal car parking.

Location

The Unit is accessed off Heming Road within Washford Industrial Estate, approximately 4 miles south-east of Redditch Town Centre.

The area benefits from excellent access to the Motorway Network with the A435 leading to Junction 3 of the M42 approximately 5 miles to the north. The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connect directly to the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse + Office	4,351	404.22	Available
Total	4,351	404.22	

Rent

£37,000 pa (plus VAT)

Tenure

New Full Repairing and Insuring lease for term of 5 or more years

Rateable Value

£30,000

Services

All mains services are available

Service Charge

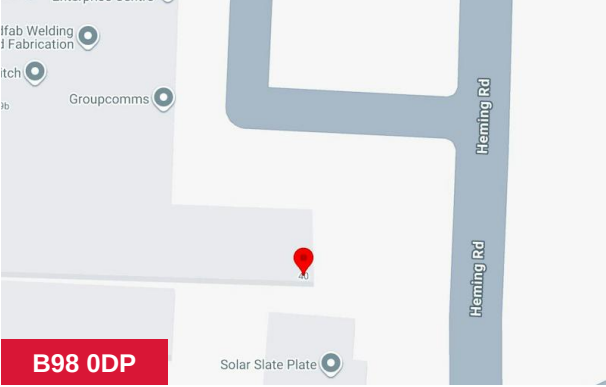
The Landlord levies a service charge to cover Estate maintenance and upkeep of common areas.

Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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