



Unit 1B Arrow Valley

Claybrook Drive, Washford Industrial Estate, Redditch, B98 0FY

Modern Factory / Warehouse Unit

29,436 sq ft
(2,734.69 sq m)

- Convenient Location
- M42 within 5 miles
- Min Working Height 21'8" (6.6m)
- Fenced & Gated Yard
- Level Loading
- Additional Car Parking

Summary

Available Size	29,436 sq ft
Rent	£234,016 per annum
Rateable Value	£179,000 Effective from April 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The Property comprises an end-terraced Factory/Warehouse unit, with integral single-storey Office accommodation. The Property is of steel frame construction with a pitched insulated roof incorporating uPVC roof-lights over cavity brick and block walls.

Location

The Property is accessed off Claybrook Drive within the Washford Industrial Estate, in close proximity to the A435, which links Junction 3 of the M42 to the north and provides easy access, both to Stratford-upon-Avon and Evesham to the south.

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 - Office / Meeting Room / Welfare	3,513	326.37	Available
Ground - Factory / Warehouse	25,923	2,408.33	Available
Total	29,436	2,734.70	

Specification

The Offices are configured to provide a Reception Area plus Meeting/Boardroom, Open Plan Office, Production Area, Canteen and Welfare Facilities.

The Warehouse has a power floated concrete floor and LED lighting throughout with access via a level access insulated sectional loading door.

Externally, there is a fenced and gated Yard, which provides access to the Warehouse. In addition, the unit benefits from approximately 30 car parking spaces.

Tenure

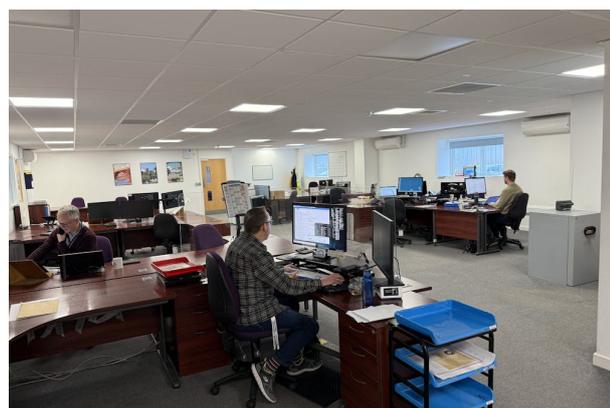
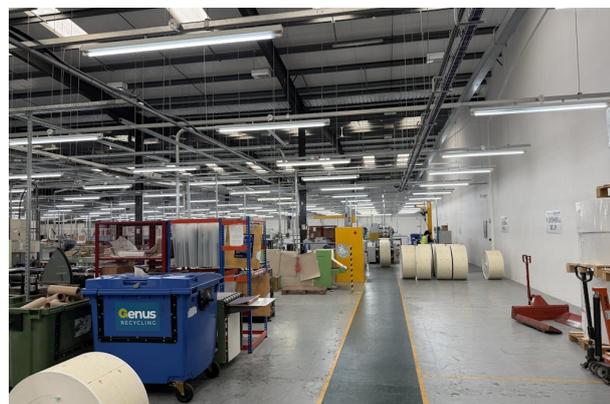
Available on a new FRI Lease for a term of 5 or more years.

Services

All mains services are connected.

Viewing

Strictly by appointment, please call 01527 584242.



Viewing & Further Information



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