



Unit 10 Enfield Industrial Estate
Redditch, B97 6BG

Factory / Warehouse Unit

3,560 sq ft
(330.73 sq m)

- Available Immediately
- End Terrace
- 1,780sqft Mezzanine Office
- Convenient Location
- Easy Access to M42
- Fenced & Gated Yard

Summary

Available Size	3,560 sq ft
Rent	£18,000 per annum
Rateable Value	£9,700 100% Small Business Rate Relief potentially available.
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

The Property comprises an end-terrace self-contained Factory/Warehouse Unit, benefiting from loading access a via roller-shutter door with a Mezzanine Floor throughout.

The premises has a Gross Internal Area (GIA) of 1,780 sq ft with a mezzanine throughout providing a further 1,780 sq ft of office space.

Externally, there is a secure fenced and gated yard, providing space for loading, unloading and parking.

Location

The Property is located on the established Enfield Industrial Estate, half a mile from Redditch Town Centre. Transport links are excellent, with Hewell Road and Windsor Road in close proximity. The Train Station and Bus Station in Redditch Town Centre are both within walking distance.

Windsor Road, which is immediately to the north of the Property leads to Jct 2 of the M42, approximately 4 miles to the North via Birmingham Road/Alvechurch Highway (A441).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 10	1,780	165.37	Available
1st - Unit 10	1,780	165.37	Available
Total	3,560	330.74	

Legal Fees

Each party to bear their own fees.

Asking Rent

£18,000 Per Annum plus VAT.

Tenure

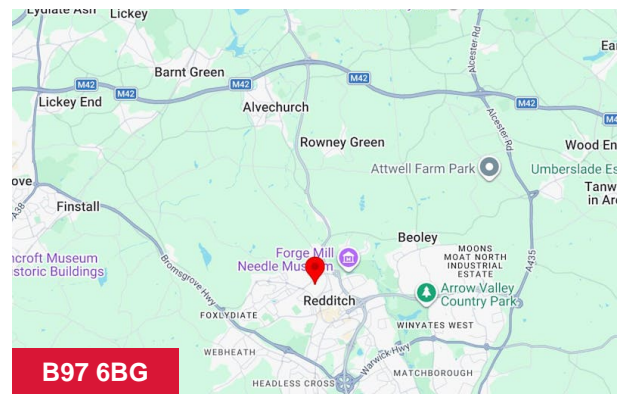
Available To Let on FRI terms for 3 or more years.

Viewings

Strictly by appointment with our office on 01527 584 242.

Rateable Value

Unit 10 - £9,700



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk