



Unit 4A Victor Business Centre

60 Arthur Street, Lakeside Industrial Estate, Redditch, B98 8JY

Warehouse / Workshop Unit

2,170 sq ft
(201.60 sq m)

- Convenient Access
- Available October 2026
- New Lease
- Integral Office
- No Motor Trade
- 5 miles to M42

Summary

Available Size	2,170 sq ft
Rent	£14,000 per annum
Business Rates	£12,000 - 100% Small Business Rate Relief should be available.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Property is located on Arthur Street, forming part of Lakeside Industrial Estate, an established Commercial/Industrial area situated 1 mile east of Redditch Town Centre. Communications are excellent, with Junction 2 of the M42 within 5 miles, giving direct access to the National Motorway Network.

Birmingham International Airport, Railway Station and NEC are approximately 20 miles to the north.

Description

A single-storey Factory/Warehouse with an insulated roof incorporating rooflights, a substantial concrete floor, fluorescent strip lighting, and a working height of 10'3" (3.12m).

Unit 4A benefits from loading access via a metal roller-shutter door to the forecourt and has a Gross Internal Area (GIA) of approximately 2,170sqft. There is a integral office, together with kitchenette and separate male and female WCs.

Outside, there is ample on-site parking, with additional parking available in the immediate vicinity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse / Workshop	2,170	201.60	Available
Total	2,170	201.60	

Rent

£14,000 per annum exclusive

Tenure

New Full Repairing and Insuring lease for term of 3 or more years

Rateable Value

£12,000 - 100% Small Business Rate Relief potentially available.

Services

All mains services are available

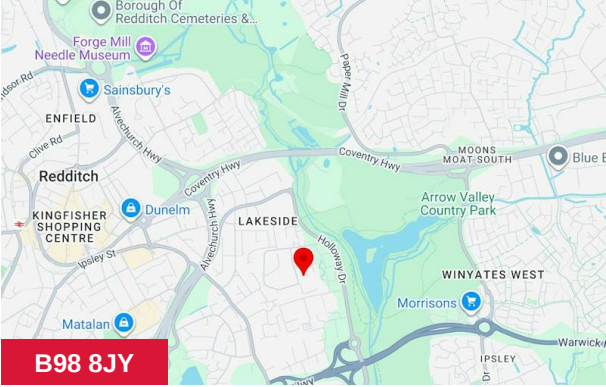
Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment with our reception on 01527 584242.

Unfortunately no Motor Trade uses will be considered.



Viewing & Further Information



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