



Unit 5 Phoenix Works

Windsor Road, Redditch, B97 6DJ

Prominent Functional Factory Warehouse

3,094 sq ft
(287.44 sq m)

- Easy access to M42 and Town Centre
- Lofty working height
- Functional accommodation
- New Lease available

Summary

Available Size	3,094 sq ft
Rent	£19,950 per annum
Rateable Value	£13,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Enfield is a Residential/Commercial area about ½ mile from Redditch Town Centre. The main through roads are Windsor Road and Hewell Road, which lead from the new Brockhill Housing Development. Phoenix Works is one of Redditch's most prominent landmarks, standing at the junction, with frontage to the mini-island.

Description

Bay 5 stands behind a forecourt close to the roundabout at the junction of Hewell Road and Windsor Road.

The Unit comprises a basic but functional single-storey two bay Factory Warehouse having an eaves height of some 3.8m, the main warehouse benefits from vehicular access via roller shutter door, integral separate ladies and gents WCs and Portakabin office.

The total Gross Internal Floor Area is 3094 sqft (288sqm).

Outside there is ample space for loading and unloading and parking.

Rent

£15,950 per annum (No VAT)

Tenure

New lease for a term of 3 or more years

Service Charge

No Service Charge

Services

Mains services are available

Rateable Value

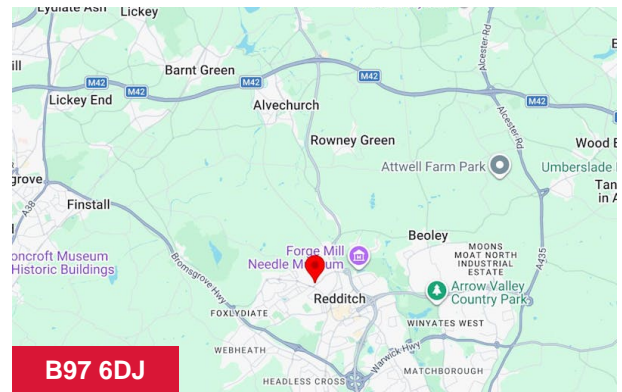
£13,500

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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