



Unit 6 Redditch Trade Centre

New Meadow Road, Lakeside, Redditch, B98 8YW

Trade Counter / Warehouse Unit

2,105 sq ft
(195.56 sq m)

- Popular Location
- Mid Terraced
- Available Immediately
- Up and Over Loading Door
- Refurbished
- New FRI Lease

Summary

Available Size	2,105 sq ft
Rent	£18,750 per annum
Rates Payable	£7,236 per annum
Rateable Value	£16,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Tenant to contribute appropriate portion to Estate Charge.
EPC Rating	D (81)

Description

The Property comprises a mid-terrace Trade Counter / Warehouse Unit with a footprint of approximately 10m x 20m and an eaves height of 4.75m.

Internally, the Warehouse area is open plan with a central welfare block, with separate Male and Female WC's and a Kitchenette.

Loading access is via the up and over door, plus a separate personnel entrance.

The Property has a Gross Internal Area (GIA) of approximately 2,105 sq ft (196 sq m).

Externally, there is a hard surfaced forecourt providing access to the loading door with communal visitor parking to the rear.

Location

The Property is located on the popular Redditch Trade Centre, which is conveniently accessed via the nearby Warwick Highway (A4181) which links to the M42 to the north.

Tenure

To Let on a New Full Repairing and Insuring Lease for a term of 3 or more years.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

Services

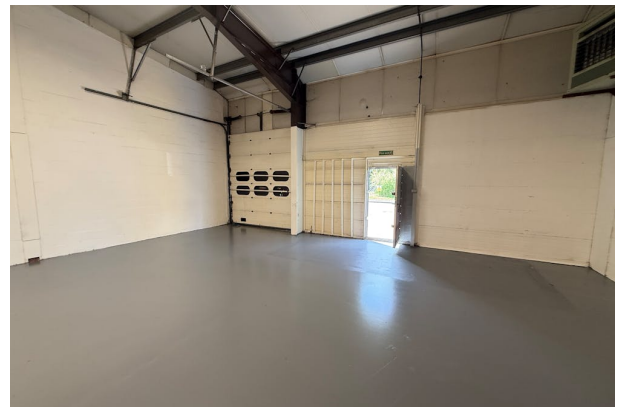
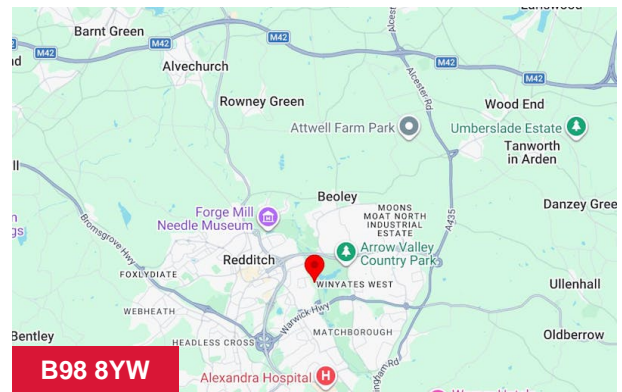
All mains services are connected, save for gas.

EPC

D (81)

Viewing

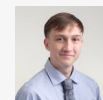
Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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