



Unit 22 Hunt End Industrial Estate
Dunlop Road, Redditch, B97 5XP

**A modern end-terrace
industrial / warehouse unit**

2,405 sq ft
(223.43 sq m)

- Available May 2026
- Popular and well-located industrial estate
- Secure fenced and gated yard
- Integral office accommodation
- Maximum eaves height of 6.5 m
- Excellent motorway access

Summary

Available Size	2,405 sq ft
Rent	£22,500 per annum
Rates Payable	£6,986 per annum
Rateable Value	£14,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (115)

Description

The property comprises a single-storey, portal-framed industrial unit of good specification, offering a maximum eaves height of approximately 21 ft 4 in (6.5 m). Construction includes a mono-pitched insulated profile steel roof with integrated uPVC roof lights, set over brick and blockwork cavity walls, and a level, power-floated concrete floor throughout.

Internally, the accommodation provides a private office fitted with ceiling-mounted air conditioning, separate male and female WC facilities, and a spacious warehouse/workshop area accessed via a roller-shutter loading door. The Gross Internal Area (GIA) extends to approximately 2,405 sq ft (224 sq m).

Externally, the unit benefits from a secure, fenced and gated yard to the front, providing excellent loading and storage capability.

Location

Unit 22 is a modern, end-terraced factory/warehouse unit situated on the well-established and popular Hunt End Industrial Estate, located on the southern edge of Redditch. The estate benefits from excellent accessibility and ample on-site parking, with Junctions 1, 2 and 3 of the M42 all within approximately 10 miles, and the M5 and M42 reachable within 15 minutes.

Tenure

New Full Repairing and Insuring lease for a term of 5 years.

Business Rates

Rateable Value: £17,750

Service Charge

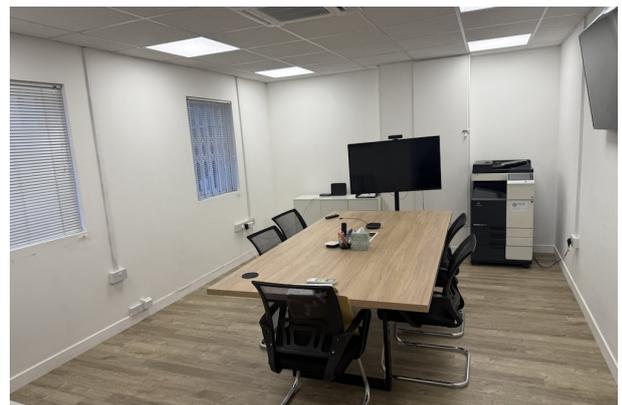
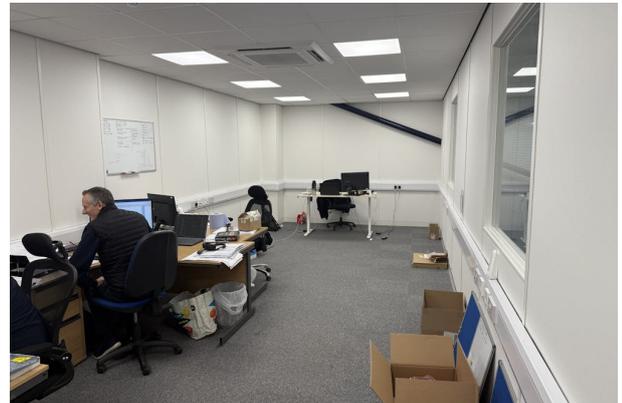
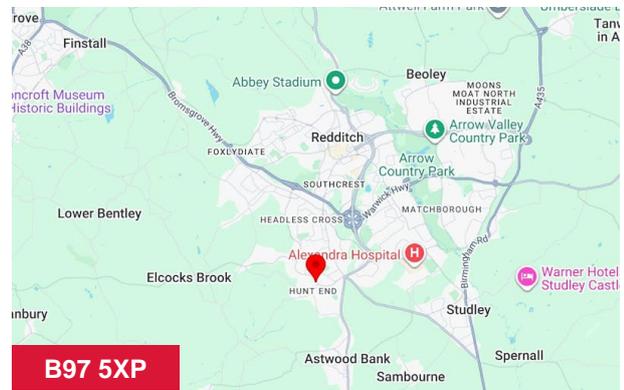
A quarterly service charge is levied for the maintenance and upkeep of communal areas.

EPC

Band C (57)

Viewing

Strictly by appointment via 01527 584242



Viewing & Further Information



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