



**Unit 2A, Springside, Howard Road**  
Redditch, B98 7SE

**Prominent Factory /  
Warehouse Unit**

**6,313 sq ft**  
(586.50 sq m)

- Trade Counter
- Lofty 19'6" (5.95m) Eaves
- Rear Yard
- 6,313sqft inc Mezz
- Forecourt Parking
- Convenient Loading

## Summary

Available Size	6,313 sq ft
Rent	£45,000 per annum
Rateable Value	£38,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An Estate Charge is levied for the communal areas.
EPC Rating	D (93)

## Location

Springside, Howard Road, benefits from being at the heart of the motorway network with Junctions 2 and 3 of the M42 being only 4 miles north via the A441 and A435 respectively. Junctions 4 and 5 of the M6 provide good access to Birmingham and the north, as well as Worcester and the south.

The premises are located on the outskirts of Redditch with the Town Centre being 1.5 miles to the west. Evesham is located 6 miles to the south and Solihull 4 miles to the north.

## Description

Springside comprises a terrace of 5 prominent units, which are of steel portal frame construction with profile steel sheet cladded elevations and exposed brickwork at at lower level externally, under a ridged and pitched insulated roof with approx. 15% PVC sky-lighting and a concrete floor throughout the ground floor.

The Unit has an eaves height of approximately 19'6" and accessed via a steel roller-shutter door to the front elevation.

Car parking and loading facilities are situated to the front of the unit with a yard and sparking to the rear.

The Gross Internal Area (GIA) is 5340 sq ft, with a section of Mezzanine floor providing a further 973sqft.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Trade Counter / Warehouse	5,340	496.10	Available
Mezzanine - Meeting Room / Storage	973	90.39	Available
<b>Total</b>	<b>6,313</b>	<b>586.49</b>	

## Rent

£45,000 Per Annum (plus VAT)

## Rateable Value

£38,500 - wef from April 2026.

## Services

We understand all mains services are available.

## Tenure

Available on a Full Repairing and Insuring Lease for 3 or more years.

## Viewing

Strictly by appointment with our office on 01527 584 242.



## Viewing & Further Information



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