



## **Unit 8 Victor Business Centre**

60 Arthur Street, Redditch, B98 8JY

### **Factory Warehouse**

**4,552 sq ft**  
(422.89 sq m)

- 4552 sqft GIA
- Including spray booth ideal for car body shop
- Convenient location
- Integral office

## Summary

Available Size	4,552 sq ft
Rent	£22,750 per annum
Rates Payable	£9,296.25 per annum
Rateable Value	£16,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

Lakeside is an established Commercial/Industrial area about 1 mile East of Redditch Town Centre. Communications are excellent, Junction 2 of M42 is about 4.5 miles, giving direct access to the National Motorway Network, in particular M5, M6, M1, M69 and M54. Birmingham International Airport, Railway Station and the NEC are only 15-20 minutes drive away.

## Description

A single storey Factory / Warehouse with insulated roof incorporating sky-lighting, substantial concrete floor, fluorescent lighting and a working height of 12'3".

Unit 8 has a roller-shutter door to covered canopy area, in addition there are integral two storey offices and separate male and female WCs.

In addition there is a spray booth making the unit ideal for a vehicle body shop.

Outside there are two secure yard areas.

## Tenure

A new business lease for a term of 3 or more years with the Tenant responsible for all outgoings

## Rent

£25,000 pa (No VAT)

## Rateable Value

£16,750

## Services

All mains services are available.

## EPC

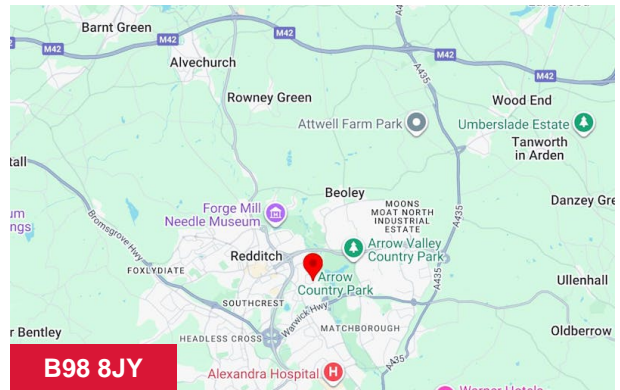
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## Legal Fees

Each party to bear their own fees.

## Viewing

Strictly by appointment with our reception on 01527584242



## Viewing & Further Information



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