



## **Unit 60 Heming Road**

The Washford Industrial Estate, Redditch, B98 0EA

### **Modern Warehouse Unit - To Be Refurbished**

**6,668 sq ft  
(619.48 sq m)**

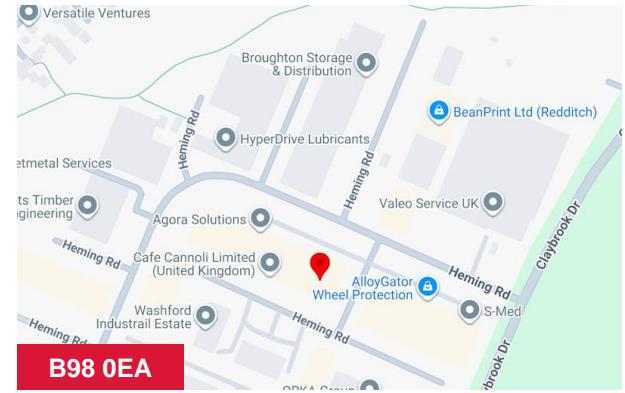
- Popular Location
- Excellent Access
- Integral Offices
- 18' (5.75M) Eaves Height
- To Be Refurbished
- Available April 2026

## Summary

Available Size	6,668 sq ft
Rent	£56,750 per annum
Business Rates	£45,000 Rateable Value (wef 2026), currently £32,000 Rateable Value.
EPC Rating	Upon enquiry

## Location

Located on the popular and established Washford Industrial Estate, which provides excellent access to all areas and to the nearly A435, leading directly to the M42 Motorway, just north of Redditch.



B98 0EA

## Description

The Property comprises a Factory/Warehouse Unit with integral Offices. It is of traditional steel portal frame construction, with profile steel cladding over brick and blockwork cavity walls. It has been recently refurbished to a high specification, including LED lighting in the Factory/Warehouse and electric timed heaters in the Offices.

The Warehouse area is accessed via a concrete- surfaced loading yard to the rear, leading to the roller-shutter door. Communal car parking is located in front of the Unit.



The Property has a total Gross Internal Area of 6,668 sq ft.

The Property is to be fully refurbished.

## Rent

£56,750 Per Annum (+VAT)

## Service Charge

Tenant to contribute towards Landlords Estate Service Charge.



## Tenure

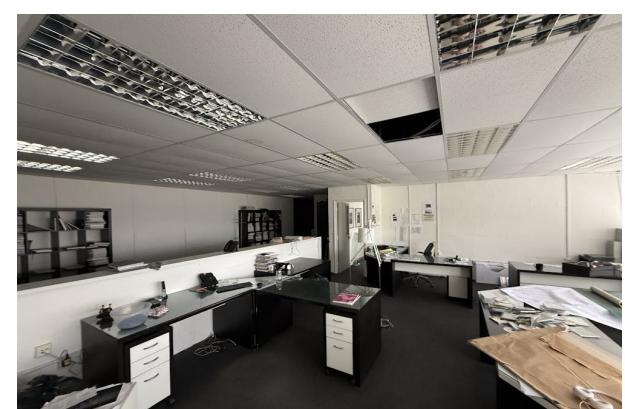
New Lease for 5 or more years.

## Legal Fees

Each party to bear their own fees.

## Viewing

Strictly by appointment with our office - 01527 584 242.



## Viewing & Further Information



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