



Unit 4

Clive Road, Redditch, B97 4BT

**Modern Factory warehouse.
Convenient town centre
location.**

1,901 sq ft
(176.61 sq m)

- Factory Warehouse
- 1901 SQ FT (177 SQ M)
- Secure rear yard
- Convenient location
- Available now

Summary

Available Size	1,901 sq ft
Rent	£15,995 per annum
Rates Payable	£7,440 per annum
Rateable Value	£15,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)

Location

The Estate fronts onto Clive Road, which is situated to the north of Redditch Town Centre, within easy access of Birmingham Road (A441) and the Redditch Ringway (B4160). unit 4 is located to the rear of the Estate.

In terms of national location, Redditch benefits from its proximity to the Motorway network, being particularly close to M42, M40 and M5 Motorways.

Description

The Property comprises an end terraced Factory/Warehouse Unit with ample parking provision and fenced and gated Yard to the front and rear.

Unit 4 is of brick construction with an insulated profile steel clad roof supported on steel lattice beams and concrete floor, with a concertina loading door.

The total Gross Internal Area (GIA) is 1901 sq ft

Externally, there is a secure fenced and gated yard to the rear.

Services

All mains services are available

Rent

£15,995 pa

Viewing

Viewing strictly by appointment only via our office - 01527 584242

Legal Fees

Each party to bear their own fees

Tenure

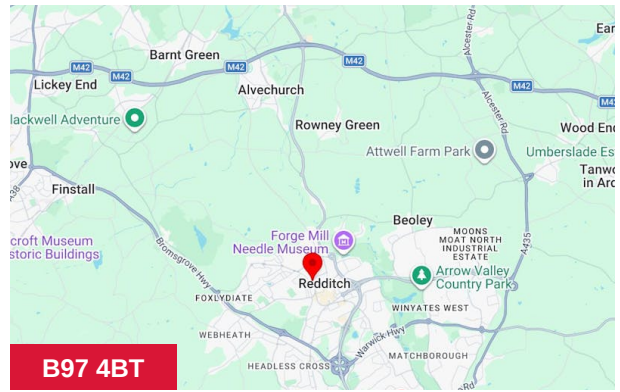
A new business lease for a term of 5 or more years.

Tenant

The Tenant will be required to provide 3 years satisfactory trading accounts.

Rateable Value

£15,500



Viewing & Further Information



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