



Unit 6, Lakeside Industrial Estate
Broad Ground Road, Redditch, B98 8YP

Warehouse Unit

11,708 sq ft
(1,087.71 sq m)

- Available Immediately
- LED Lighting
- Target B
- 6.3m Eaves Height
- Secure Yard
- Allocated Parking
- Level Access Loading Door
- Air Source Heating

Summary

Available Size	11,708 sq ft
Rent	£90,750 per annum
Rates Payable	£308,302.50 per annum
Rateable Value	£555,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

Fully refurbished industrial warehouse units with offices

This well established estate is located adjacent to the A4189 (Warwick Highway). The units are of steel portal frame construction and have been fully refurbished to offer high-quality warehouse space with good eaves height, two storey-office accommodation, and 3-phase power supply. The estate is accessed via Broad Ground Road leading to car parking and rear service yard.

Location

Lakeside provides excellent access to J2 of M42 via A441 to the north of Redditch Town Centre and J3 of M42 via A435 to the east of the estate. The M42 provides direct access to the wider motorway networking including the M5, M6 and M40 motorways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6	11,708	1,087.71	Available
Unit - 11	6,853	636.66	Available
Total	18,561	1,724.37	

Rent

£90,750.00 pa

Tenure

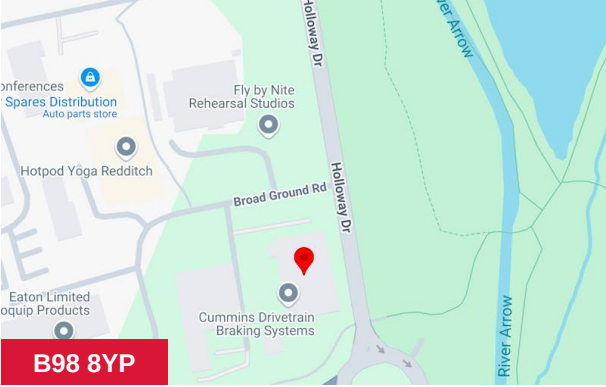
By way of a new business Lease of a term of 3 or more years.

Legal Fee's

Each party to bear their own fees

Viewing

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



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