



**Unit 7 Lakeside Industrial Estate**  
Broad Ground Road, Redditch, B98 8YP

**Warehouse Unit**

**17,548 sq ft**  
(1,630.26 sq m)

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

## Summary

Available Size	17,548 sq ft
Rent	£149,158 per annum
Rates Payable	£57,720 per annum
Rateable Value	£104,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## 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
Ground - Warehouse	12,312	1,143.82	Available
Ground - Office	2,443	226.96	Available
1st - Office	2,793	259.48	Available
<b>Total</b>	<b>17,548</b>	<b>1,630.26</b>	

## Rent

£149,158 pa

## Tenure

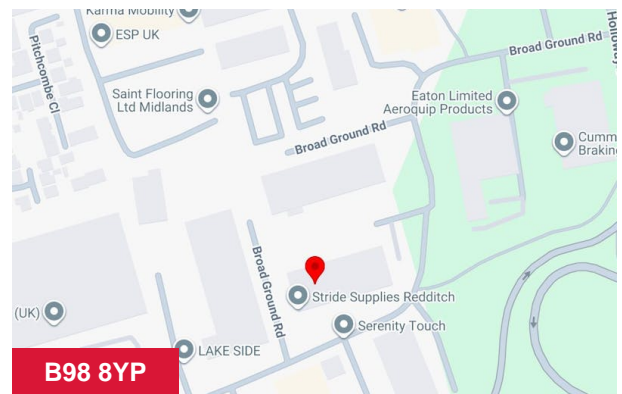
By way of a new business Lease for a term of 5 or more years.

## Viewing

Strictly by appointment with our office on 01527 584 242 or via our Joint Agents LSH and Harris Lamb.

## Legal Fee's

Each party to bear their own fees



## Viewing & Further Information



Ben Truslove  
01527 584242 | 07791 371032  
ben@truslove.co.uk



Ian Parker  
01527 584242 | 07977 008815  
ian@truslove.co.uk



James Haynes  
01527 584242 | 07534 005207  
james@truslove.co.uk