



Unit 3

Clive Road, Redditch, B97 4BT

**Modern Factory warehouse.
Prominent town centre
location, ideal for trade
counter and Showroom.**

3,064 sq ft
(284.65 sq m)

- Factory Warehouse
- 3,084 SQ FT (285 SQ M)
- Trade Counter
- Showroom
- Secure rear yard
- Convenient location
- Available now

Summary

| | |
|----------------|------------------------------------|
| Available Size | 3,064 sq ft |
| Rent | £24,750 per annum |
| Rateable Value | £23,750 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The Property comprises a prominent end terraced Factory/Warehouse Unit, showroom with generous parking provision and fenced and gated Yard.

Unit 3 is of brick construction with an insulated profile steel clad roof supported on steel lattice beams and concrete floor, with a concertina loading door to the rear.

The total Gross Internal Area (GIA) is 3084 sq ft

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

Location

Unit 3 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).

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

Services

All mains services are available

Rent

£24,750 per annum plus VAT

Legal Fees

Each party to bear their own fees

Tenure

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

Tenant

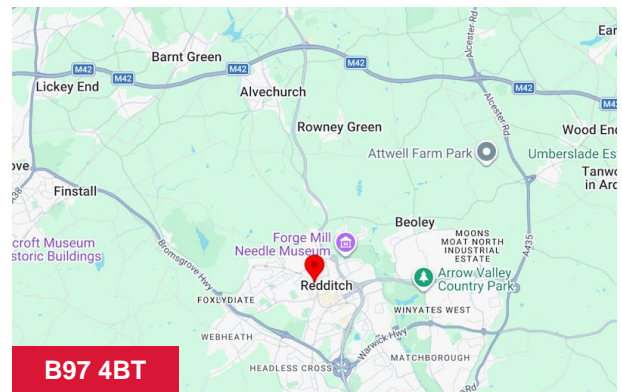
The Tenant will be required to provide 3 years satisfactory trading accounts.

Rateable Value

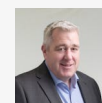
£23,750

Viewing

Viewing strictly by appointment only via our office - 01527 584242



Viewing & Further Information



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