



## Unit 4

Kingfisher Business Park, Redditch, B98 8LG

### Quality Modern Business Unit

**2,496 sq ft**  
(231.89 sq m)

- Ground Floor Stores / Showroom
- First Floor Offices
- 11 car parking spaces
- High quality specification
- Convenient location
- New Lease available

## Summary

Available Size	2,496 sq ft
Rent	£24,500 per annum
Rateable Value	£18,750
EPC Rating	Upon enquiry

## Location

Formerly a New Town, Redditch is a thriving centre with in excess of 80,000 people, on the borders of Warwickshire and Worcestershire, about 14 miles south of Birmingham City Centre.

Redditch has excellent communications, being only 4 miles south of Junction 2 of the M42, which gives direct access to the National Motorway network and in particular the M5, M6, M40, M69, M1 and M54. Birmingham International Airport, railway stations and the NEC are only 25 minutes away along the M42.

The unit is situated in the Lakeside area of Redditch, about 1 mile to the south-east of Redditch Town Centre. The premises have nearby dual-carriageway access. Leaving the M42 at Junction 2, the Alvechurch Highway (A441) leads directly into Redditch, and a left turn into the Warwick Highway (A448/A4189) takes you directly into Lakeside and the Arthur Street Industrial Area, which is signposted, off Holloway Drive.

## Description

Kingfisher Business Park occupies a roughly rectangular site at the end of a private road running off Arthur Street, and the site has excellent natural security.

Number 4 is of 2 storey construction, with handsome brick elevations and double-glazed windows.

Internally, the ground floor comprises a roughly 'L' shaped showroom/workshop with maximum 20'2" working height, LED lighting and concrete floors; Reception Foyer with staircase; disabled toilet and wash-hand basin; fitted kitchenette.

The first floor comprises an office suite of open plan and private offices benefiting from suspended fissure tiled ceiling with inset fluorescent lighting and carpet tiles throughout.

Outside 11 car parking spaces are demised to the offices.

## Services

All Mains Services are available

## Tenure

A new business lease for a term of 3 or more years.

## Rent

£24,500 pa (No VAT)

## Rateable Value

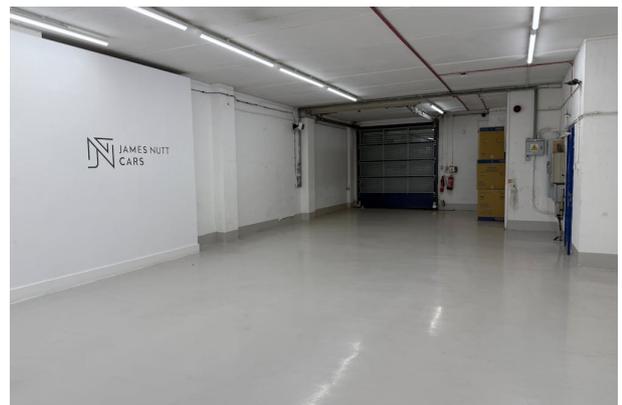
£18,750

## EPC

TBC

## Viewing

Strictly by appointment with our reception on 01527584242



## Viewing & Further Information



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



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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/03/2026