

TO LET

39 HEMING ROAD, WASHFORD INDUSTRIAL ESTATE, REDDITCH,
B98 0DP



5,126 SQ FT (476 SQ M) MODERN FACTORY/WAREHOUSE

- M42 WITHIN 4 MILES
- EAVES HEIGHT 14'9" (4.50m)
- GOOD PARKING/ACCESS
- SECURED, FENCED AND GATED YARD
- FULLY REFURBISHED
- CONVENIENT LOCATION

ASKING RENT £32,000 P.A.
(+VAT)

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The Unit is accessed off Heming Road within the Washford Industrial Estate, in close proximity to the A435, which links Junction 3 of the M42 to the north and provides easy access, both to Stratford-upon-Avon and Evesham to the south.

The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connect directly to the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

The Property comprises an end-terraced Factory/Warehouse unit, with single storey Office accommodation adjacent.

The Property is of steel frame construction with a pitched insulated roof incorporating uPVC roof-lights over cavity brick and block walls.

Internally, there is a General Office which has fluorescent strip lighting, electric heating and double-glazed windows, plus Male and Female WCs. The Warehouse has a concrete floor with loading via a roller shutter door.

Externally, there is a fenced and gated Yard to the rear, which provides access to the Warehouse. To the front of the Unit there is communal car parking.

RENT

£32,000 Per Annum (+VAT)

RATEABLE VALUE

£21,250

SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas.

TENURE

Available for a Lease Term of 5 or more years.

SERVICES

We understand all mains are connected, save for gas.

EPC

Band D (84)

VIEWING

Strictly by appointment with our office -
01527 584 242.



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