



Heming Road

The Washford Industrial Estate, Redditch, B98 0EA

Industrial Units

1,670 sq ft
(155.15 sq m)

- Convenient Location
- Refurbished
- Excellent Loading
- Available Immediately
- 3.6m Eaves
- Communal Parking

Description

This single-storey unit is constructed of traditional brick and blockwork cavity walling and provides a clear working area. The unit presents ideal accommodation for small businesses with all the benefits of good location, apparent from the number of large Company headquarters buildings constructed in the area.

The Unit benefits from a new roof and has been refurbished to a high spec, including a new roller shutter, refurbished toilets etc.

The new roller shutter door is 3.0m (9'10") wide x 3.17m (10'4") high, offering excellent loading facilities.

The total Gross Floor Area is 1,664 sq feet

Communal car parking areas are located directly in front of the unit.

Location

Located on the very popular and established industrial estate at Washford, which provides excellent access to all other areas of the Town and to the nearby A435 (Birmingham-Evesham Road), leading directly to the M42 just north of the Town. The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connects directly to the M5, M6 and M40.

The Washford Industrial Estate is convenient for the adjacent residential area of Matchborough, the local shopping centre, and the bus route along Matchborough Way, which provides a regular service to and from the Town Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 81	1,670	155.15	£18,250 /annum	Under Offer
Unit - 75	1,670	155.15	£18,250 /annum	Available
Unit - 73	1,670	155.15	£18,250 /annum	Available

Rent

Each Unit is available at £18,250 pa plus VAT

Tenure

Available by way of a new lease for term of 5 years.

Services

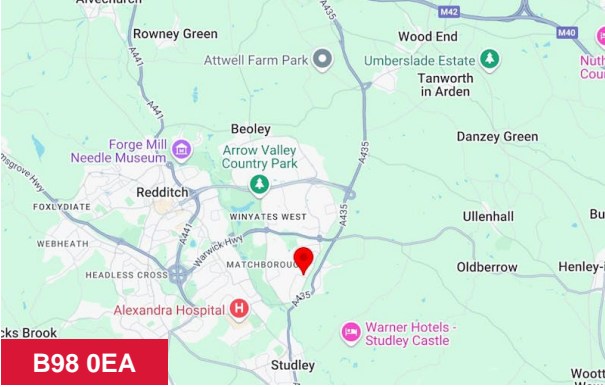
All mains services are available

Service Charge

The Landlords makes a nominal service charge to cover communal expenses.

Rateable Value

tbс



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 27/05/2025