



**Factory / Warehouse / Trade counter**

**2,558 SQ FT GIA**

**Unit 1 49H Pipers Road, Redditch, B98 0HU**

# To Let

- MODERN FACTORY WAREHOUSE
- TRADE COUNTER
- 5 CAR PARKING SPACES
- 2,558 SQ FT
- CONVENIENT LOCATION
- NO MOTOR TRADE

## LOCATION

The Property is situated on Pipers Road in the established Park Farm Industrial area of Redditch. The Property is a short distance from the A435 Birmingham Road which provides access to Junction 3 of the M42 approximately 6 miles to the North, and the A441 providing access to Junction 2 of the M42 approximately 8 miles North West.

## DESCRIPTION

Welcome to this exceptional industrial unit located in the heart of the Park Farm Industrial Estate in Redditch. This modern factory warehouse boasts a generous 2,558 sq ft of space, perfect for accommodating various business needs.

One of the standout features of this property is the inclusion of a trade counter, providing a convenient setup for engaging with customers and clients. Situated in a popular trading estate, this unit offers excellent visibility and accessibility for your business.

Conveniently located close to motorway networks, this property ensures seamless connectivity for logistics and transportation needs. Whether you are looking to establish or expand your business operations, this industrial unit presents a prime opportunity to thrive in a bustling commercial

environment.

Don't miss out on the chance to make this industrial unit the new home for your business. Contact us today to arrange a viewing and unlock the potential this property holds for your enterprise.

## SERVICES

All mains services are available and connected.

## TENURE

New Business Lease for a term of 3, 4 or 5 years.

## RENT

£25,000 per annum.

## Use

No motor trade uses will be considered.

## RATEABLE VALUE

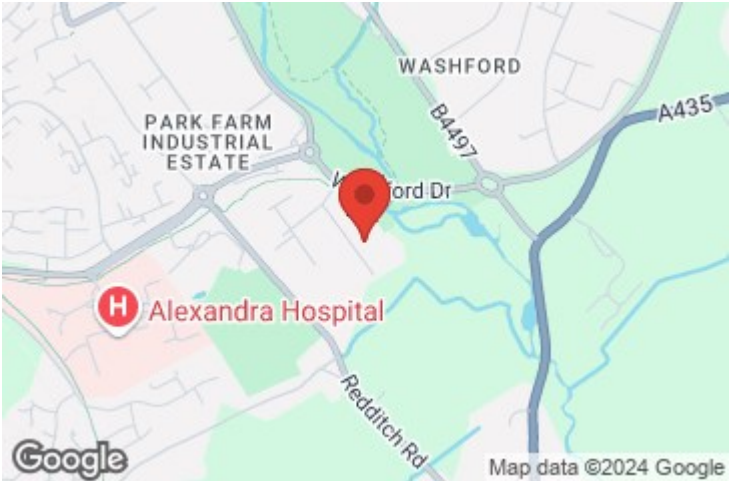
The property is in the process of being separated from Unit 2.

## VIEWING

Strictly by appointment with our Reception on 01527 584 242



## Area Map



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