



**Unit 7 Royal Enfield Business Park**  
Hewell Road, Redditch, B97 6DL

**Warehouse / Trade Counter**

**1,340 sq ft**  
(124.49 sq m)

- AVAILABLE IMMEDIATELY
- WELL SPECIFIED
- POPULAR LOCATION
- EXCELLENT LOADING
- MIN EAVES 16' (4.87M)
- TRADE COUNTER POTENTIAL

Summary

Available Size	1,340 sq ft
Rent	£12,730 per annum
Business Rates	£11,500 - 100% Small Business Rate Relief potentially available.
Service Charge	The Tenant is responsible for a pro-rata contribution towards the costs
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Property is of steel portal framed construction with a mono-pitched insulated profile steel roof, incorporating double glazed uPVC roof lights. The walls of the Property are cavity brick and block construction with insulated profile steel cladding above.

Internally, the Property is well specified with a mezzanine being used as an office, three-phase electricity, LED lighting, a disabled WC and loading via an electrically operated ‘up and over’ loading door.

The Gross Internal Area (GIA) extends to approximately 1,506 sq ft (140 sqm).

Externally, access is provided to the loading door via a tarmac-surfaced yard with ample car parking on the Estate.

Location

Unit 7 occupies a prominent position on Royal Enfield Business Park, a popular Trade Counter/Light Industrial development.

Royal Enfield Business Park is conveniently located on the northeast side of Redditch with excellent road access to the M42, which is 5 miles to the north.

Rent

£12,730 pa

Services

All mains services are available.

Legal Fees

Each Party to bear their own costs.

Viewing

Strictly by appointment with our office - 01527 584242

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



Viewing & Further Information



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