



Unit 10 Dunlop Road
Redditch, B97 5XP

Modern Factory Warehouse

1,180 sq ft
(109.63 sq m)

- Prominent location
- Established Industrial Estate
- Adjacent parking
- M5 & M42 within 10 minutes
- Available May 25

Summary

Available Size	1,180 sq ft
Rent	£15,500 per annum
Rates Payable	£4,890.20 per annum £9,800 - 100% Small Business Rate Relief Potentially Available.
Rateable Value	£9,800
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (96)

Description

Unit 10 is located towards the front of the Estate, comprising a mid-terraced portal framed unit of 13'2" (4.01m) working height, built to a "institutional" specification with profile steel clad insulated roofs incorporating approximately 10% sky-lighting, brick/block cavity walls with lined profile steel cladding above, and a level power-floated concrete floor.

Double doors provide access to the Unit. There is a small office and WC.

The total Gross Internal Area (GIA) of Unit 10 is 1,180 sq ft (110 sq m).

The premises will be refurbished throughout.

Outside there is ample forecourt parking and loading and unloading space.

SC - £406pa

Ins - £287pa

Location

Hunt End is established as a predominantly residential area on the southern edge of Redditch with Dunlop Road being the only Commercial/Industrial Estate, which comprises a wide cul-de-sac of modern units, all benefitting from excellent parking and accessibility.

Tenure

New business lease for term 5 or more years.

Rent

£15,500 per annum plus VAT

Service Charge

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

Rateable Value

£9,800 - 100% Small Business Rate Relief Potentially Available

Energy Performance Certificate

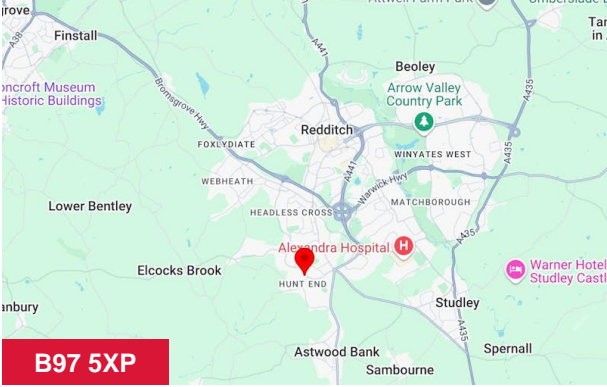
B-96

Legal Fees

Each Party to bear their own fees.

Viewing

Strictly by appointment with our office - 01527 584 242.



Viewing & Further Information



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