



## **Unit 7 Clive Road**

Clive Road, Redditch, B97 4BT

**Factory Warehouse - ideal for  
motor trade**

**1,917 sq ft**  
(178.10 sq m)

- 1917 SQ FEET GIA
- WORKING HEIGHT 16'5"
- ENCLOSED REAR YARD
- CONVENIENT LOCATION
- EXCELLENT COMMUNICATIONS

Location

The premises are accessed from Clive Road, which is situated north of Redditch Town Centre, within easy access of A441 Birmingham Road and the Redditch Ring Road system.

In terms of national location, Redditch benefits from its proximity to the Motorway network, being particularly close to M42, M40 and M5 Motorways

Description

The property comprises an end-of-terrace Industrial/Warehouse unit with a generous parking provision and a fenced Yard to the rear.

The unit is of brick-built construction with an insulated profile steel clad roof supported on steel lattice beams and a concrete floor.

Internally, the property benefits from 3-phase electric, mains gas, fluorescent lighting, kitchenette, male and female toilets and a maximum working height of 16'5".

Briefly the accommodation comprises:-

Industrial/Warehouse unit 56'3" x 34'1" - 1,917 sq ft.

Enclosed hard-surfaced Yard to rear - 146 sq yds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,971	183.11	Available
Total	1,971	183.11	

Rent

£16000 per annum

RATEABLE VALUE

£13000

LEASE

New Business Lease for 3, 4 or 5 years, or multiples thereof.

Tenant Covenant

All potential tenants will be required to provide three years satisfactory trading Account, otherwise the Landlord will require a 12 month rent deposit.

LEGAL FEES

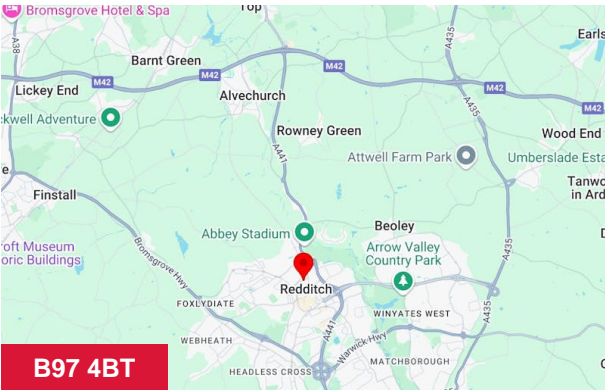
Each party to pay own costs

VIEWING

Strictly by appointment with our Reception - 01527 584242.

EPC

TBC



Viewing & Further Information



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