



93a Heming Road

Unit 93A, The Washford Industrial Estate, Redditch, B98 0EA

Modern refurbished Business Unit

3,848 sq ft
(357.49 sq m)

- Ground floor warehouse 1932 sqft
- First Floor stores / office 1619 sqft
- Establish location
- Suitable for a variety of uses

Summary

Available Size	3,848 sq ft
Rent	£19,500 per annum
Rates Payable	£10,545 per annum
Rateable Value	£19,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Property comprises an end-terrace Business Unit of steel portal frame construction, having an external steel profile cladding with lined profile steel clad roof incorporating double-glazed skylights.

The Property is constructed with ground floor Stores / Workspace, measuring 8.5m x 24.37m incorporating Kitchenette and a separate male and female WC's. Vehicular access is provided by way of a metal roller shutter door with personnel access to Reception. The Ground floor has a gross floor area of 1932 sqft.

Stairs ascend to first floor Mezzanine floor providing a further 1,619 sqft versatile accommodation which could be utilised as Stores or Office accommodation.

The total Gross Internal floor Area is some 3,848 sqft.

To the front of the premises is a deep Forecourt providing ample parking space for loading and unloading.

Location

Redditch is situated approximately 12 miles to the south of Birmingham and is convenient for the towns of Worcester, Bromsgrove, Stratford Upon Avon and Evesham, all of which lie within approximately a 10-mile radius. The region is served by the M5, M42, M40 and M6 Motorways, all of which are accessible to Redditch.

The Washford Industrial Estate is located to the southeast of Redditch Town Centre. Heming Road runs off Claybrook Drive which in turn links between the Warwick Highway (A4189) and Birmingham to Alcester Road (A453).

Tenure

New business lease for a term of 3, 4 or 5 years or multiples thereof, our client may give consideration to a more flexible arrangement.

Rent

£19,500 (no VAT)

Rateable Value

£19,000

Services

All mains services are available.

Legal fees

Each party to bear their own fees.

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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