



Unit 3 49H Pipers Road
Park Farm, Redditch, B98 0HU

Factory/Warehouse

1,452 sq ft
(134.90 sq m)

- Modern Factory/Warehouse
- 1452 sqft GIA
- additional 358sqft Mezzanine
- Convenient Location
- New lease available
- Available September 2025

Summary

Available Size	1,452 sq ft
Rent	£12,960 per annum
Rates Payable	£3,942.10 per annum Small business rates relief may apply
Rateable Value	£7,900
VAT	Applicable
EPC Rating	C (75)

Location

The Property is situated on Pipers Road in the established Park Farm Industrial Estate 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 to the north-west.

Description

The Property comprise a modern, single-storey Factory/Warehouse of steel portal frame construction with integral Office and Mezzanine Storage. The main area measures 1452sqft and is accessed via a wide roller shutter door together with two personnel doors. Part of the works area benefits from a suspended fissure-tiled ceiling with inset LED lighting.

There is a single WC, Kitchenette and Office.

In addition there is a Mezzanine Floor providing additional storage of 358 sqft .

The gross Internal area (GIA) of the Property is circa 1,810 sqft (168 sqm) incorporating the Mezzanine, which extends to 358 sqft (33 sqm)

Services

All mains services are available.

Tenure

By way of a new business lease of 3 or more years.

Rent

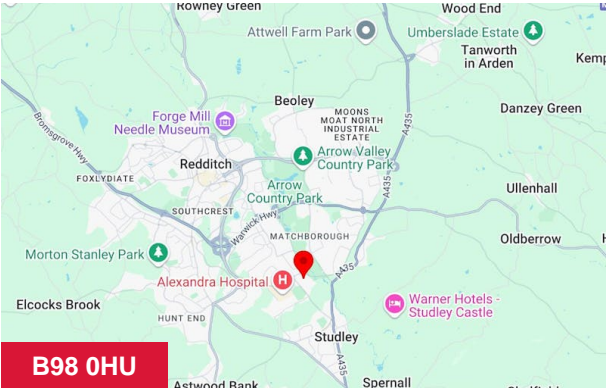
£12,960 oa

Rateable Value

£7,900

Viewing

Strictly by appointment with our office on 01527 584242



Viewing & Further Information



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