



Unit 8 Dunlop Road Hunt End
Hunt End, Redditch, B97 5XP

Modern Factory Warehouse

1,194 sq ft
(110.93 sq m)

- Prominent Location
- Established Industrial Estate
- Adjacent Parking
- M42 within 10 Minutes
- Available Immediately

Summary

Available Size	1,194 sq ft
Rent	£16,500 per annum
Rates Payable	£5,239.50 per annum
Rateable Value	£10,500
VAT	Applicable
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	B (32)

Description

Unit 8 is located towards the front of the Estate, comprising a mid-terraced portal framed unit of 13'2" (4.01m) working height, built to an 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 powerfloated concrete floor. Double doors provide access to the Unit. There is a small office and WC.

The total Gross Internal Area (GIA) of Unit 8 is 1,194 sq ft (111 sq m).

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

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

£16,500 per annum plus VAT

Service Charge

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

Rateable Value

£10,500 - 100% Small Business Rate Relief Potentially Available

EPC

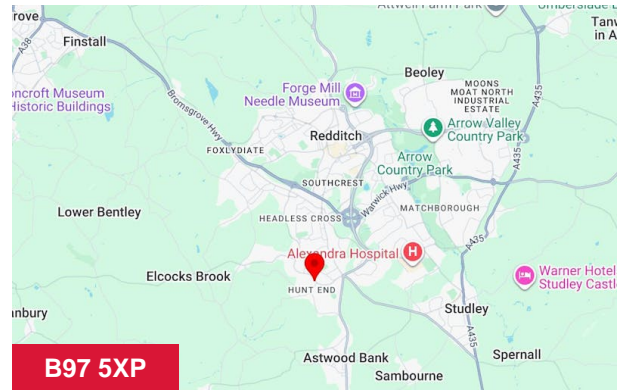
B (32)

Legal Fees

Each Party to bear their own fees.

Viewing

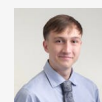
Strictly by appointment with our office - 01527 584 242.



Viewing & Further Information



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