



Unit 7 Royal Enfield Business Park
Hewell Road, Redditch, B97 6DL

Warehouse / Trade Counter

1,340 sq ft
(124.49 sq m)

- AVAILABLE IMMEDIATELY
- WELL SPECIFIED
- POPULAR LOCATION
- EXCELLENT LOADING
- MIN EAVES 16' (4.87M)
- TRADE COUNTER POTENTIAL

Summary

Available Size	1,340 sq ft
Rent	£12,730 per annum
Business Rates	£11,500 - 100% Small Business Rate Relief potentially available.
Service Charge	The Tenant is responsible for a pro-rata contribution towards the costs
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

Description

The Property is of steel portal framed construction with a mono-pitched insulated profile steel roof, incorporating double glazed uPVC roof lights. The walls of the Property are cavity brick and block construction with insulated profile steel cladding above.

Internally, the Property is well specified with a mezzanine being used as an office, three-phase electricity, LED lighting, a disabled WC and loading via an electrically operated 'up and over' loading door.

The Gross Internal Area (GIA) extends to approximately 1,506 sq ft (140 sqm).

Externally, access is provided to the loading door via a tarmac-surfaced yard with ample car parking on the Estate.

Location

Unit 7 occupies a prominent position on Royal Enfield Business Park, a popular Trade Counter/Light Industrial development.

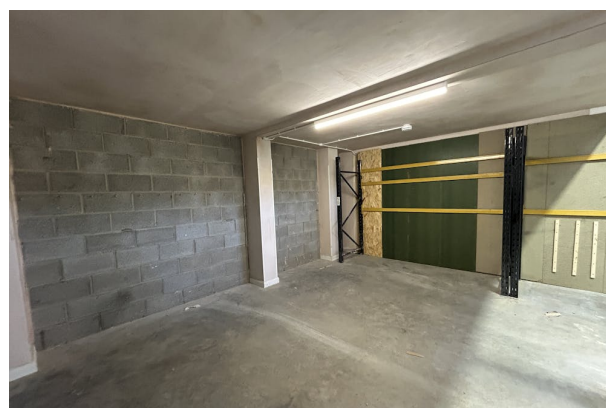
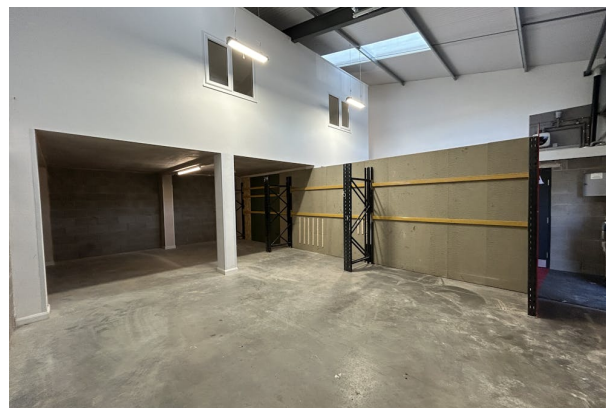
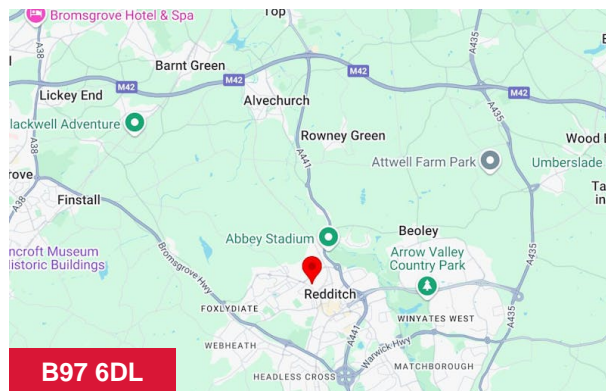
Royal Enfield Business Park is conveniently located on the northeast side of Redditch with excellent road access to the M42, which is 5 miles to the north.

UTILITIES

All mains services are available.

ANTI-MONEY LAUNDERING

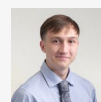
In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



Viewing & Further Information



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