

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL UNITS & OFFICE SPACES



**LARCHWOOD HOUSE, ORCHARD STREET,
REDDITCH, B98 7DP**

1,236 - 13,988 SQ FT (115 - 1,300 SQ M)

- CENTRAL LOCATION
- MODERN PREMISES
- VARIETY OF USES
- FLEXIBLE TERMS

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Warstone Lane
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LOCATION

The property is situated on Orchard Street. It provides direct access to the A441 (Bromsgrove Highway), with the A4023 (Coventry Highway). The nearest motorway is Junction 2 of the M42 Motorway, located approximately 4 miles to the north-east, providing access to the wider national motorway network. Redditch Railway Station is situated approximately 0.3 miles to the north-west, offering regular rail services. Redditch Town Centre is located approximately 0.2 miles to the north-west.

DESCRIPTION

The property comprises a two-storey building of brick-built construction, surmounted by a pitched tiled roof. The premises are arranged to provide four office suites located to the front of the property, with two industrial units situated to the rear. The industrial units include mezzanine floors, which have been fitted out to provide additional office space. Internally, the property benefit from concrete floors, plastered and painted walls, suspended ceilings incorporating fluorescent strip lighting, and WC facilities. The mezzanine floors within the industrial units benefit from suspended ceilings incorporating fluorescent strip lighting, air conditioning, and gas central heating. The office suites to the front of the property benefit from carpeted floors, plastered and painted walls, suspended ceilings incorporating fluorescent strip lighting kitchen facilities, and WC facilities. Externally, the property benefits from manual metal roller shutters and car parking to the rear.

ACCOMMODATION

Please refer to the accommodation table below.

PLANNING

Interested parties should contact Redditch Borough Planning Council on 01527 811770.

SERVICES

We are advised services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE

The property is available on a leasehold basis, subject to contract. Terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 534 023

SERVICE CHARGE

We understand that a service charge is to be levied to cover the cost of services provided by the Landlord.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.

AVAILABILITY SCHEDULE

AREA	SQ FT	SQ M	RENT PAX	RENT PCM
Industrial – Unit 8	4,301	400	£30,000.00	£2,500.00
Industrial – Unit 10	4,685	435	£32,500.00	£2,708.33
Office – Suite 1	1,236	115	£12,000.00	£1,000.00
Office – Suite 2	1,241	115	£12,000.00	£1,000.00
Office – Suite 3	1,277	119	£12,000.00	£1,000.00
Office – Suite 4	1,248	116	£12,000.00	£1,000.00
Total	13,988	1,300		