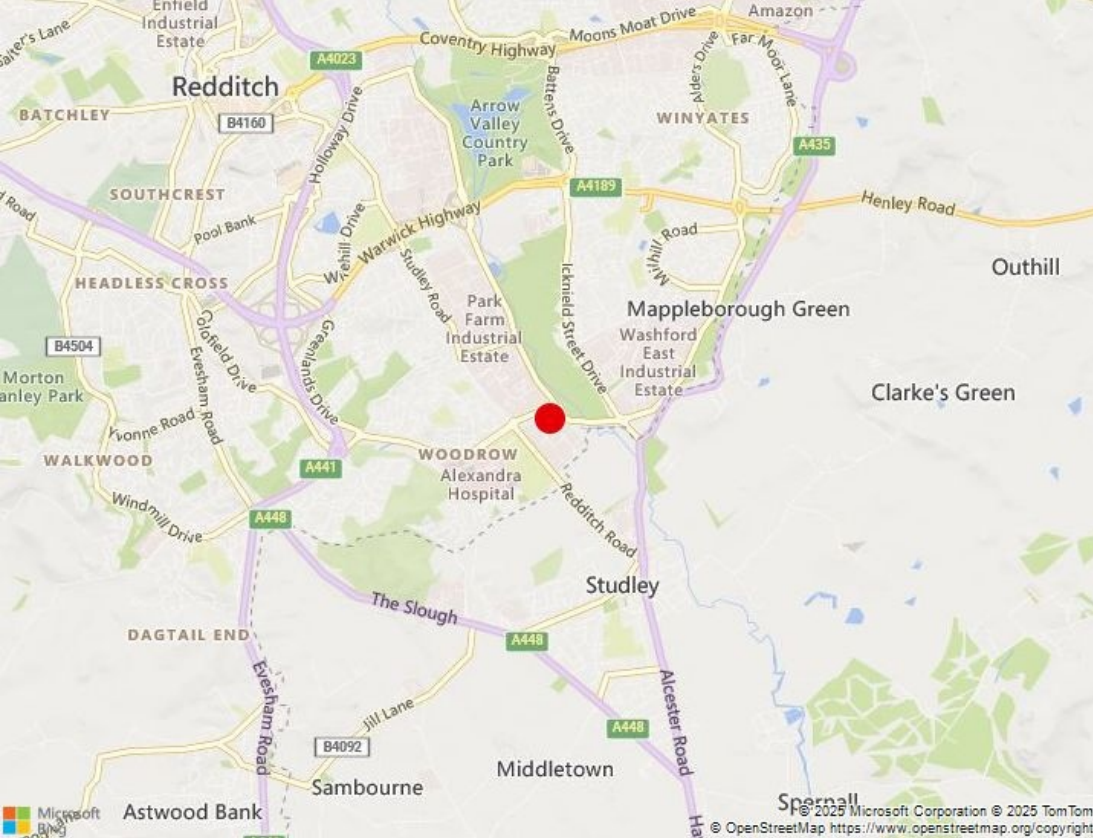


# INDUSTRIAL/WAREHOUSE PREMISES - TO LET

Unit 1, Springfield House, Pipers Road, Park Farm Industrial Estate, Redditch, Worcestershire, B98 0HU

11,089 SqFt (1,030.17 SqM) plus Mezzanine 1,273 Sq Ft (118.23 Sq M) | £90,000 per annum exclusive





## KEY FEATURES

- Prominent roadside position
- Trade Counter potential
- Popular commercial location within well established industrial estate
- Neighbouring occupiers include CEF, Eurocell and Screwfix
- Within nearby driving distance of the M42 Motorway
- Outskirts of Redditch town centre

## LOCATION

The subject property is situated on a prominent roadside position on Pipers Road within Park Farm Industrial Estate on the outskirts of Redditch town centre. The location is within nearby driving distance of the A441 which provides direct access to Junction 2 of the M42 Motorway, approximately 8 miles to the north, and Birmingham Road (A435) which provides direct access to Junction 3 of the M42 Motorway.

## DESCRIPTION

The subject property comprises an end of terrace warehouse/trade counter unit situated prominently on a roadside position within the Park Farm Industrial Estate in Redditch. Externally the building benefits from ample parking within a shared car park. Neighbouring occupiers include CEF, Screwfix and Eurocell.

Area	SqFt	SqM
GF WAREHOUSE	7,423	689.6
GF OFFICE/ANCILLARY	3,666	340.57
<b>Total Floor Area</b>	<b>11,089</b>	<b>1,030.17</b>



**Unit 1, Springfield House, Pipers Road, Park Farm Industrial Estate, Redditch, Worcestershire B98 0HU**



## TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

£90,000 per annum exclusive

## SPECIFICATION

The property is of steel portal frame construction incorporating a roller shutter door access from the front elevation. The accommodation offers predominantly open plan warehouse space together with offices, stores, kitchen and WCs. The building also includes two mezzanines. minimum internal eaves height 3.72m.

## EPC

Energy Performance Asset Band Rating C (72). Date of certificate 26 June 2023.

## BUSINESS RATES

Rateable Value of £78,500. Rates Payable £43,567.50.

Interested parties are advised to make their own enquiries of the Local Authority (Redditch) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



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