



Unit 14 Lakeside Industrial Estate, Broad Ground Road, Redditch B98 8YP

TO LET

Refurbished Industrial / Warehouse

**6,904 Sq Ft
(641 Sq M)**

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with part brick and part profile clad elevations surmounted by profile clad roof incorporating translucent roof lights. The warehouse has a minimum working height of 5.6m and a level access door measuring 3.5m(w) x 5.2m(h) approx. The property includes integral office and ancillary accommodation and externally demised car parking to the front elevation with a fenced and gated service yard to the rear.

- ✔ Minimum working height of 5.6m
- ✔ Level access door
- ✔ Allocated car parking
- ✔ Gated yard area
- ✔ Two storey office accommodation



LOCATION

Lakeside Trading Estate is located approx 2 miles south east of Redditch Town Centre. The estate is adjacent to A4189 (Warwick Highway) which provides excellent access to J2 of M42 via A441 to the north of Redditch Town Centre and J3 of M42 via A435 to the east. The M42 provides direct access to M5, M6 and M40 motorways.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	4,504	418
Ground Floor & First Floor	2,400	223
Offices		
Total	6,904	641

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

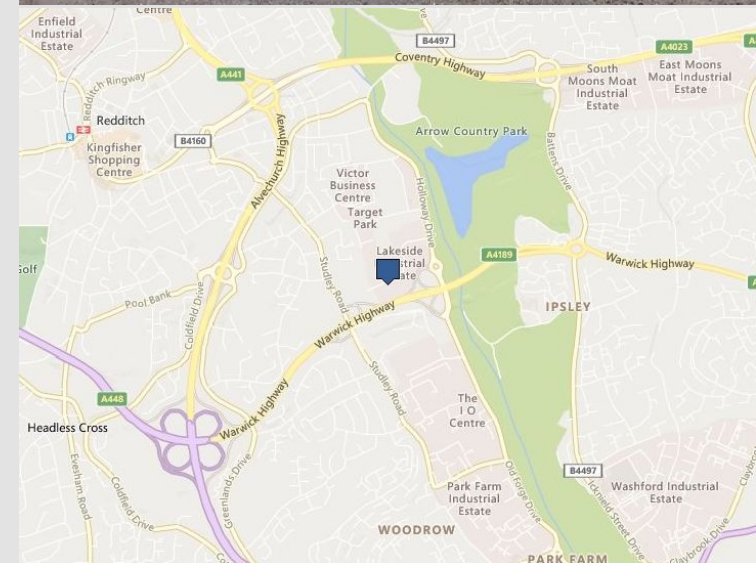
BUSINESS RATES

2017 Rateable Value (Factory & Premises) £27,750

TERMS

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Quoting rent on application.

EPC EPC Rating: E (107)



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VIEWING & FURTHER INFORMATION

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