

## TO LET Trade Counter/Warehouse Unit

Unit 8 Redditch Trade Centre, New Meadow Road  
Redditch B98 8YW



### Contact

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## Location

The Property is located on the popular Redditch Trade Centre, which is conveniently accessed via the nearby Warwick Highway (A4181) which links to the M42 to the north.

The occupiers at Redditch Trade Centre are from a range of sectors including motor trade, gym / leisure and retail uses.

## Description

The Property comprises a mid-terrace, double fronted, Unit with a footprint of approximately 6.5m x 30m and an eaves height of 4.75 m.

Internally, the Warehouse / Workshop area is open plan with a central welfare block, with separate Male and Female WC's and a Kitchenette. Loading access is via three sectional loading doors, two with electric roller shutter doors externally, plus a separate personnel entrance.

The Property has a Gross Internal Area (GIA) of approximately 2,096 sq ft (195 sqm).

Externally, there is a hard surfaced forecourt providing access to the loading doors with communal visitor parking, as well as on street parking in the vicinity.

## Energy Performance

Energy Performance Asset Rating - TBC

## Tenure

Leasehold

## Terms

To let on a new Full Repairing and Insuring Lease for a term of 3 years or more.

Asking rent £18,500 per annum

## VAT

All figures quoted are exclusive of Value added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £13,250 and the UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only

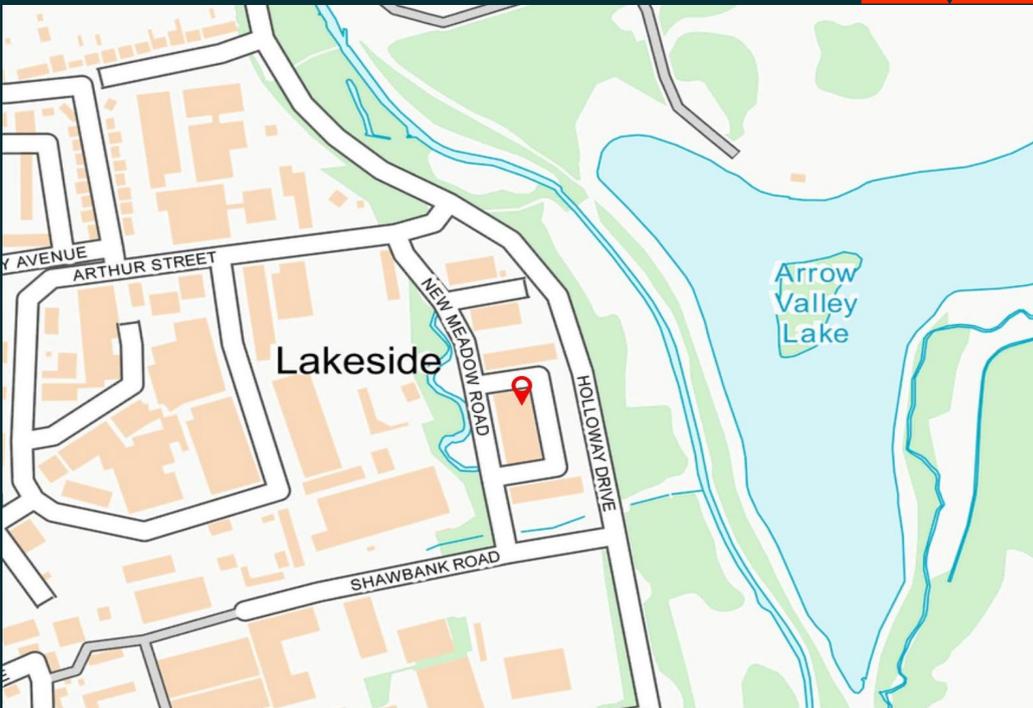
	Sq m	Sq ft
Ground floor	195	2,096
<b>Total Area</b>	<b>195</b>	<b>2,096</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

- Popular location
- Available immediately
- Refurbished
- Mid-terraced
- Three loading doors
- New Lease Available



Internal



For further details contact:  
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