

TO LET Industrial Unit

Unit 11 Royal Enfield Business Park, Hewell Road,
Redditch B97 6DL



Contact

James Hutton - Rapleys
07917 567026
james.hutton@rapleys.com

Harry Vigar - Rapleys
07917 352428
harry.vigar@rapleys.com

Ben Truslove – John Truslove
07791 371032
tben@truslove.co.uk



Location

The property is located in the centre of Redditch and has excellent transport connections with both M40 & M42 in very close proximity, providing routes to Birmingham and London.

Redditch train station is also within a 3 minute drive of the property.

Description

Royal Enfield Business Park offers high quality modern units constructed of steel frame and benefits from good loading and parking provisions.

The estate is prominently located 0.4 miles from Redditch town centre.

The estate is home to other notable tenants such as Screwfix, Caramba Marketing and Auto Body Language.

Energy Performance Rating

Energy performance asset rating - A (22)

Tenure

Leasehold.

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 £12,500. 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.

Viewings

Strictly by appointment only via Rapleys or our joint agent, Truslove.

- Modern Unit
- High Eaves
- Electric Roller Shutter Door
- Prominent location
- Trade Counter
- Steel Construction



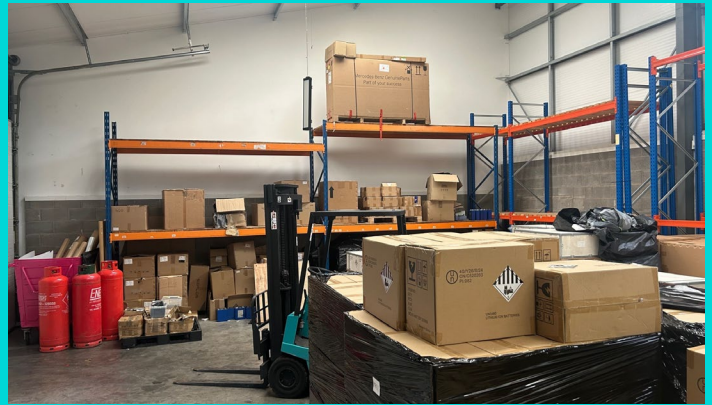
Modern Industrial Estate

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	139.9	1,506

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.

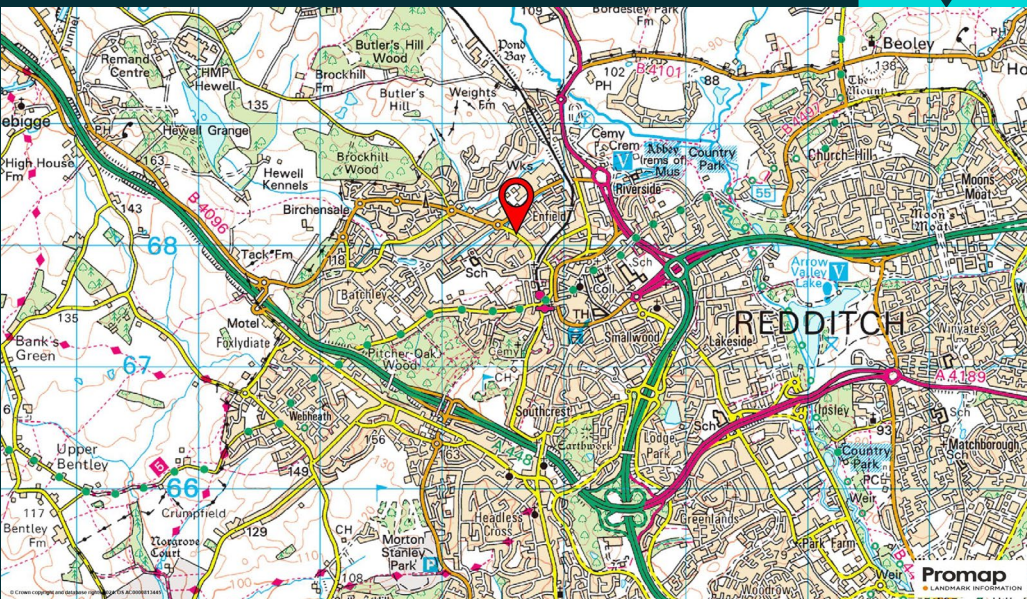


Total Area

139.9 sq m

1,506 sq ft





For further details contact:

James Hutton - Rapleys LLP
07917 567026
james.hutton@rapleys.com

Ben Truslove – John Truslove
07791 371032
tben@truslove.co.uk

Harry Vigar – Rapleys LLP
07917 352428
harry.vigar@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were produced in September 2024.



rapleys.com
0370 777 6292

RAPLEYS