

## TO LET

# Soft Play Centre/Leisure Unit

Unit 4 Redditch Trade Centre  
Redditch B98 8YW



### Contact

Tim Richards – Rapleys LLP  
07917 032674  
tim.richards@rapleys.com

James Hutton – Rapleys LLP  
07747 494410  
james.hutton@rapleys.com

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



## Location

The property is located on the popular Redditch Trade Centre on New Meadow Road in Lakeside, which is conveniently access via the nearby Warwick Highway (A4181) which links to the M42 to the north.

## Description

The property comprises a prominent corner unit with a footprint of approximately 30m x 20m and an eaves height of 5.25m.

Internally, the property is predominantly open plan with a reception area, two party rooms and kitchen/servery with mezzanine storage above. There is a separate welfare block with separate male, female and disabled WC's.

The property benefits from glazing to the majority of the perimeter with visitor access via a pair of substantial double-doors to the front elevation with fire escape door to the rear.

Externally, there is a hard surfaced forecourt around the perimeter providing visitor parking, as well as a communal estate car park and on street parking in the vicinity.

## Energy Performance Rating

Energy performance asset rating - TBC

## Tenure

A lease is available for a term to be agreed.

## Terms

The property is available by way of a new full repairing and insuring lease for a term of 5 years at a rent of £52,000 per annum.

The existing play equipment and fittings may be available to purchase from the landlord.

## 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 £38,750. 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).

## Viewings

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

## Accommodation

The property comprises the following approximate floor areas:

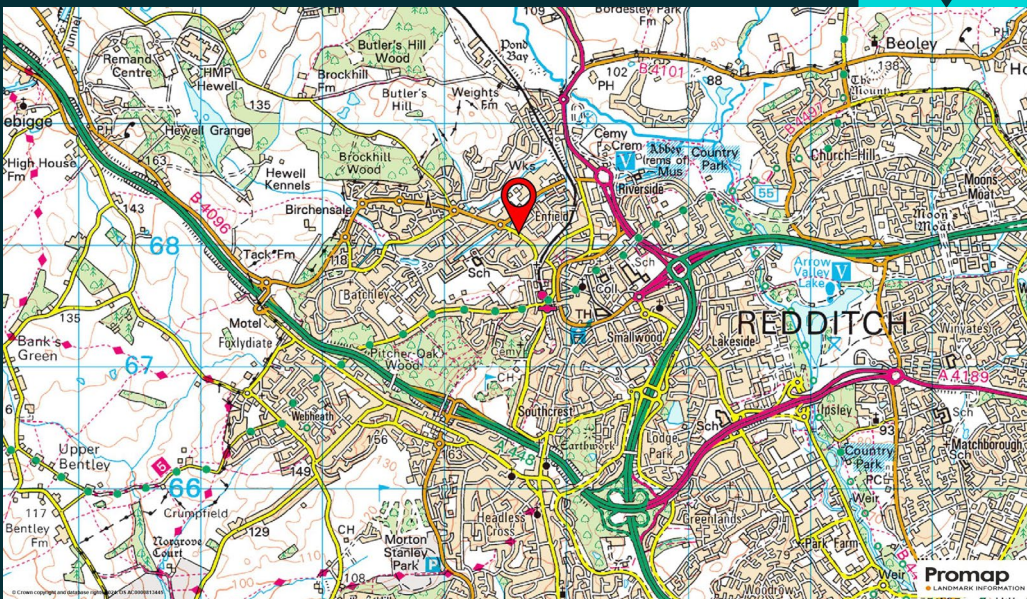
	Sq m	Sq ft
Ground floor	595	6,403

- Popular location
- Available immediately
- Good parking on site
- End Terraced
- Long established
- New lease
- 595 sq m (6,403 sq ft)

Note: These 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.



Soft Play/Leisure Unit



For further details contact:

Tim Richards - Rapleys LLP  
07917 032674

tim.richards@rapleys.com

Ben Truslove – John Truslove

07791 371032

tben@truslove.co.uk

James Hutton – Rapleys LLP

07747 494410

james.hutton@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 November 2024.



rapleys.com  
0370 777 6292

**RAPLEYS**