

TO LET INDUSTRIAL/TRADE/COMMERCIAL UNIT

Unit 5 Redditch Trade Centre
Redditch, B98 8YW

Key information

- Busy mixed industrial estate with retail and leisure uses
- Refurbished and available now
- Display windows
- Rear loading
- New lease direct from freeholder

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 9.8m x 30m and an eaves height of 4.75m.

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 3,173 sq ft (295 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 Rating

Energy Performance Asset Rating – C68

Tenure & Terms

Leasehold. Available by way of a new lease for a term to be agreed. Rent £26,500 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.

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground floor	294.78	3,173
Total	294.78	3,173

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..

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £21,000.

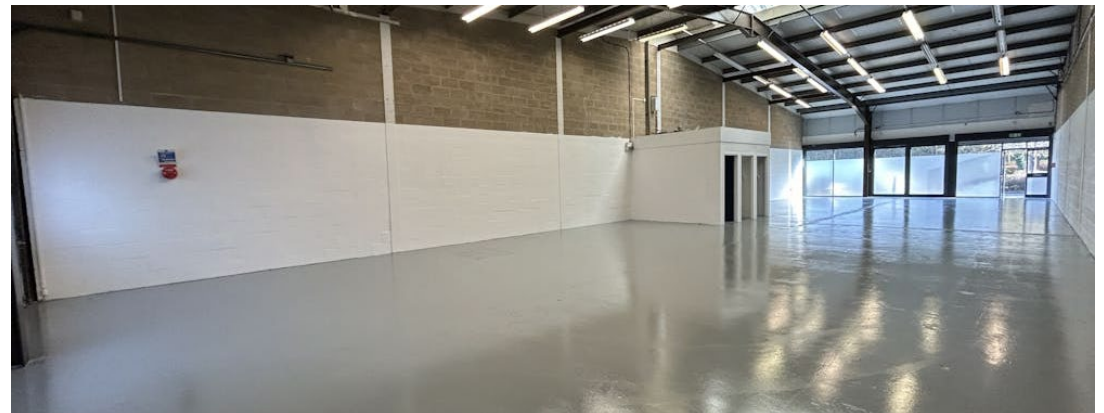
The UBR for 2024/25 is 49.9p in the £.

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.

Viewing

Strictly via let Rapleys LLP or Joint Agent, John Truslove





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