

To Let

Industrial/Warehouse Units

Units 6 Redditch Trade Centre, New
Meadow Road, Redditch B98 8YW

Key information

- Popular location
- Available immediately
- Refurbished
- Open Class E Use
- New lease available

Contact

Tim Richards – 07917 032 674
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Joint agent

Ben Truslove – 07791 371 032
ben@truslove.co.uk



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.

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

Description

Unit 6 is located mid terrace on this industrial estate. The units benefit from a demised loading and parking area and approximately 4.75m eaves height.

Internally the unit is predominantly open plan with separate male and female WC's and a kitchenette. Loading is via up and over doors and a separate pedestrian door.

Externally, there is a hard surfaced forecourt providing access to the loading doors. The estate has communal visitor parking.

Energy Performance Rating

Unit 6

Energy Performance Asset Rating – C 71

Tenure

Leasehold



Terms

Available on a new full repairing and insuring lease direct from the freeholder.

Rent

We are quoting £18,750 per annum.

VAT

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

Rateable Value

We are advised that the Rateable Value for Unit 6 is £17,500. The UBR for 2026/27 is 43.2p 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.

Accommodation

The units comprise the following approximate floor areas:

	Sq m	Sq ft
Unit 6	195.09	2,100
Total	195.06	2,100

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

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.

Viewing

Strictly by appointment via the sole agent.



For further details contact:

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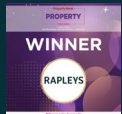
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