

Unit 56 Enfield Industrial Estate, Redditch, B97 6DE



TO LET

Trade Counter Warehouse Premises

Gross Internal Area: 2,642 ft² (245.61 m²)

Location

Enfield Industrial Estate is in the Enfield district of Redditch, approximately half a mile north-west of the town centre.

The location provides ease of access to the national motorway network with Junction 2 of the M42 motorway located approximately 4 miles distant.

Birmingham city centre is situated 12 miles to the north and Worcester city centre 14 miles to the south-west.

Description

The property comprises of a mid-terrace warehouse premises of portal frame construction.

The premises benefit from pedestrian / trade counter premises from a communal car park to the northern elevation which in turn opens into an open plan warehouse space with WC, kitchen and cellular office space also provided.

A concertina loading door and loading bay located to the southern elevation.

Accommodation

Total (GIA) 2,642 ft² (245.61 m²) approximately.

Terms

The property is available on a new FRI lease, with length to be agreed, at a quoting rental of £20,000 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Rateable Value

RV £14,750

Legal Costs

Both parties are responsible for their own legal and surveyor's costs incurred during the transaction.

Service Charge

Not applicable. The tenant will be responsible for the up-to-date payment of the building insurance premium.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID in line with anti-money laundering regulations.

Services

We understand that all mains' services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Availability

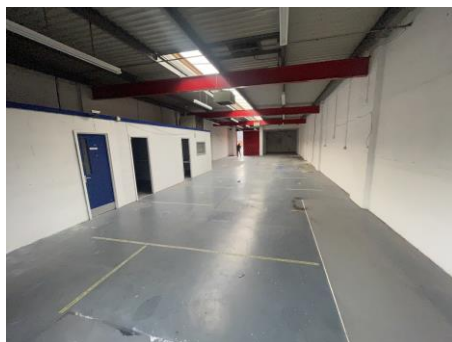
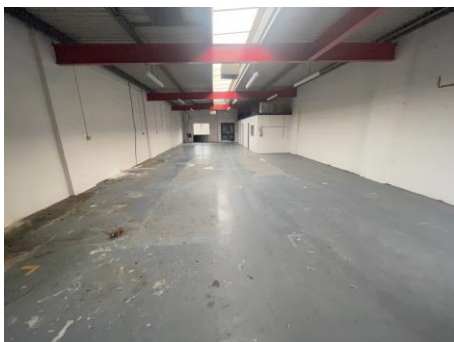
The warehouse is available immediately upon completion of legal formalities.

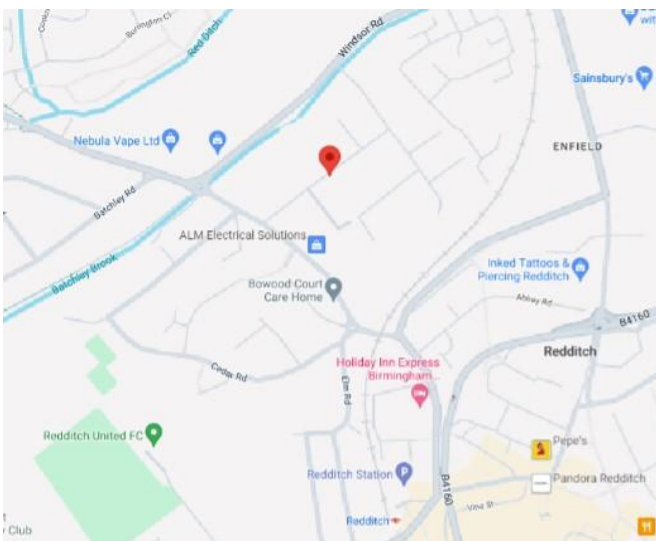
Planning Permission

We understand that the premises has planning permission granted under uses B2 (General Industrial) and B8 (Storage and Distribution).

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**





Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.