



**FACTORY / WAREHOUSE & SECURE YARD**

**7,288 SQ FT ON 0.66 ACRES**

**66 Arthur Street, Lakeside, Redditch, Worcs, B98 8JY**

# To Let

- 7288 SQ FT
- AMPLE PARKING
- EXCELLENT MOTORWAY ACCESS
- SECURE YARD
- HEATING AND LIGHTING
- NEW LEASE AVAILABLE

## LOCATION

The Property is situated to the front of the Lakeside Industrial Estate with excellent access to the A441 and only 10 minutes drive from Junction 2 of the M5 and Junctions 2 and 3 of the M42.

Arthur Street is an established "old town" commercial location where the majority of neighbouring properties are factories, showrooms and offices. There is a convenient frequent public transport system and a good supply of local labour.

## DESCRIPTION

The Property comprises a single storey, portal frame warehouse with a pitched clad roof, together with a single storey office block to the front elevation which is of brick construction having a flat timber roof with felt covering.

The warehouse accommodation has a working height of 11'6" and access is gained via a sliding door to the wide roller shutter door to the rear. Heating in the warehouse throughout including centrally heated in the offices. The property is lit throughout by fluorescent strip lighting and benefits from a good supply of male and female WCS.

To the front elevation there is a landscaped area and to the one side elevation there is ample

provision for secure car parking. The property benefits from a large rear secure yard.

The total Gross Internal Floor area is 7, 288 Sq Ft.

The total site area is 0.66 acres.

## RENT

£49,500 per annum exclusive

## EPC

TBC

## BUSINESS RATES

£29,500

## TENURE

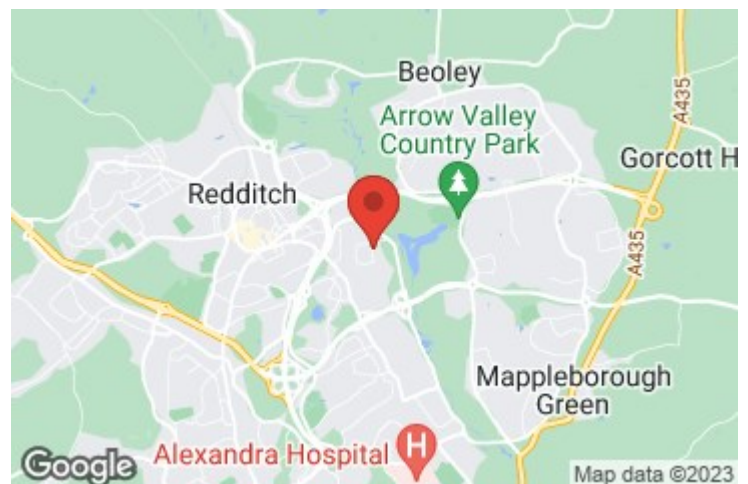
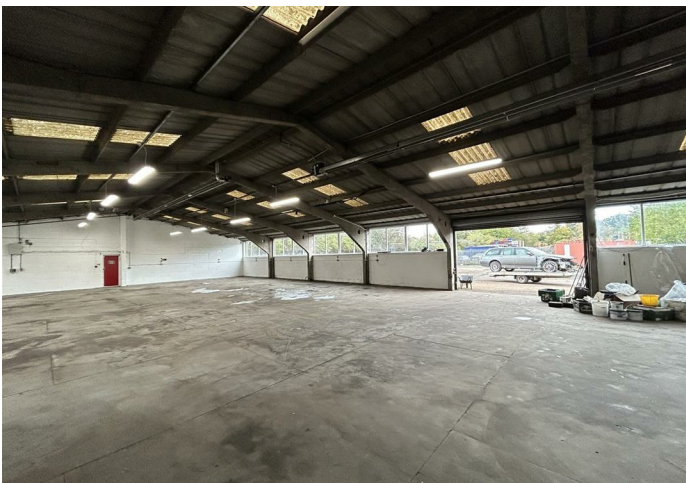
A new full repairing and insuring Lease for a term of 5 or 10 years or multiples thereof.

## SERVICES

All Mains services are available.

## VIEWING

Strictly by appointment with our Reception - 01527 584 242



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.