



FACTORY/WAREHOUSE WITH YARD

4,336 SQ FT (403 SQ M)

37 Heming Road, Redditch, B98 0DP

To Let

- **POPULAR LOCATION**
- **4 MILES TO THE M42**
- **EAVES HEIGHT 14'9" (403 SQ M)**
- **AVAILABLE IMMEDIATELY**
- **4,336 SQ FT (403 SQ M)**
- **FENCED AND GATED YARD**

LOCATION

The Unit is accessed off Heming Road within Washford Industrial Estate, approximately 4 miles south-east of Redditch Town Centre.

The area benefits from excellent access to the Motorway Network with the A435 leading to Junction 3 of the M42 approximately 5 miles to the north.

DESCRIPTION

The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connect directly to the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

The Property comprises an end-terraced Factory/Warehouse unit, with single storey Office accommodation adjacent.

The Property is of steel frame construction with a pitched insulated roof incorporating uPVC roof-lights over cavity brick and block walls.

Internally, there are two Private Offices which have LED lighting, electric heating and double-glazed windows, plus Male and Female WCs. The Warehouse has a concrete floor with loading via a roller shutter door.

The Gross Internal Area (GIA) extends to approximately 4,336 sq ft (403 sqm).

Externally, there is a fenced and gated Yard to the rear,

which provides access to the Warehouse. To the front of the Unit there is communal car parking.

ASKING RENT

£36,000 Per Annum (+VAT)

RATEABLE VALUE

£24,750

ENERGY PERFORMANCE CERTIFICATE

Band D (95)

SERVICES

All mains services, save for gas, are connected

TENURE

A new Full Repairing and Insuring Lease for a Term of 3 or more years.

LEGAL FEES

Each party to pay their own costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Tenants.

VIEWING

Strictly by appointment with our Reception on 01527 584242.



Area Map



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.