



FACTORY/WAREHOUSE WITH YARD

5,126 SQ FT (476 SQ M)

39 Heming Road, Redditch, B98 0DH

To Let

- **POPULAR LOCATION**
- **4 MILES TO M42**
- **EAVES HEIGHT 14'9" (4.5 M)**
- **AVAILABLE IMMEDIATELY**
- **5,126 SQ FT (476 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 motorway approximately 5 miles to the north.

DESCRIPTION

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 is a General Office which has fluorescent strip 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 5,126sqft (476sqm).

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

£42,500 Per Annum (+VAT)

RATEABLE VALUE

£28,250

ENERGY PERFORMANCE CERTIFICATE

Band D (84)

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 Purchasers.

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.