



**FACTORY - AVAILABLE MARCH 2023**

**3819 SQ FT (354 SQ M)**

**65, Heming Road, Redditch, B98 0EA**

# To Let

- POPULAR LOCATION
- 17'4" EAVES HEIGHT
- TO BE REFURBISHED
- MID-TERRACED
- LOADING YARD
- AVAILABLE MARCH 2023

## LOCATION

Located on the very popular and established Industrial Estate at Washford, which provides excellent access to all other areas of the Town to the nearby A435 (Birmingham - Evesham Road), leading directly to the M42 Motorway, north of Redditch.

The M42 provides excellent access to the NEC and Birmingham National Airport and connects directly to the M5 Motorway at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

## DESCRIPTION

The Property comprises a mid-terraced Factory/Warehouse Unit of traditional steel portal frame construction, with portal steel cladding over brick and blockwork cavity walls.

The Warehouse Area is accessed via a concrete-surfaced loading forecourt.

Separate Male and Female WCs are provided.

The Total Gross Internal Floor Area is 3,819 sq ft.

Parking is available directly in front of the Unit.

The unit will be ready for occupation in March 2023 due to refurbishment.

## RENT

36,300 per annum (+ VAT)

## RATEABLE VALUE

£18,750 per annum.

## SERVICE CHARGE

Tenant to contribute towards Landlords Estate Service Charge.

## EPC

D (82)

## TENURE

New Lease for 5 or more years.

## LEGAL FEES

Each party to bear their own fees.

## VIEWING

Strictly by appointment with our office - 01527 584 242

## Area Map



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