

Lakeside Industrial Estate

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Redditch, B98 8YP
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Fully refurbished industrial warehouse units with offices

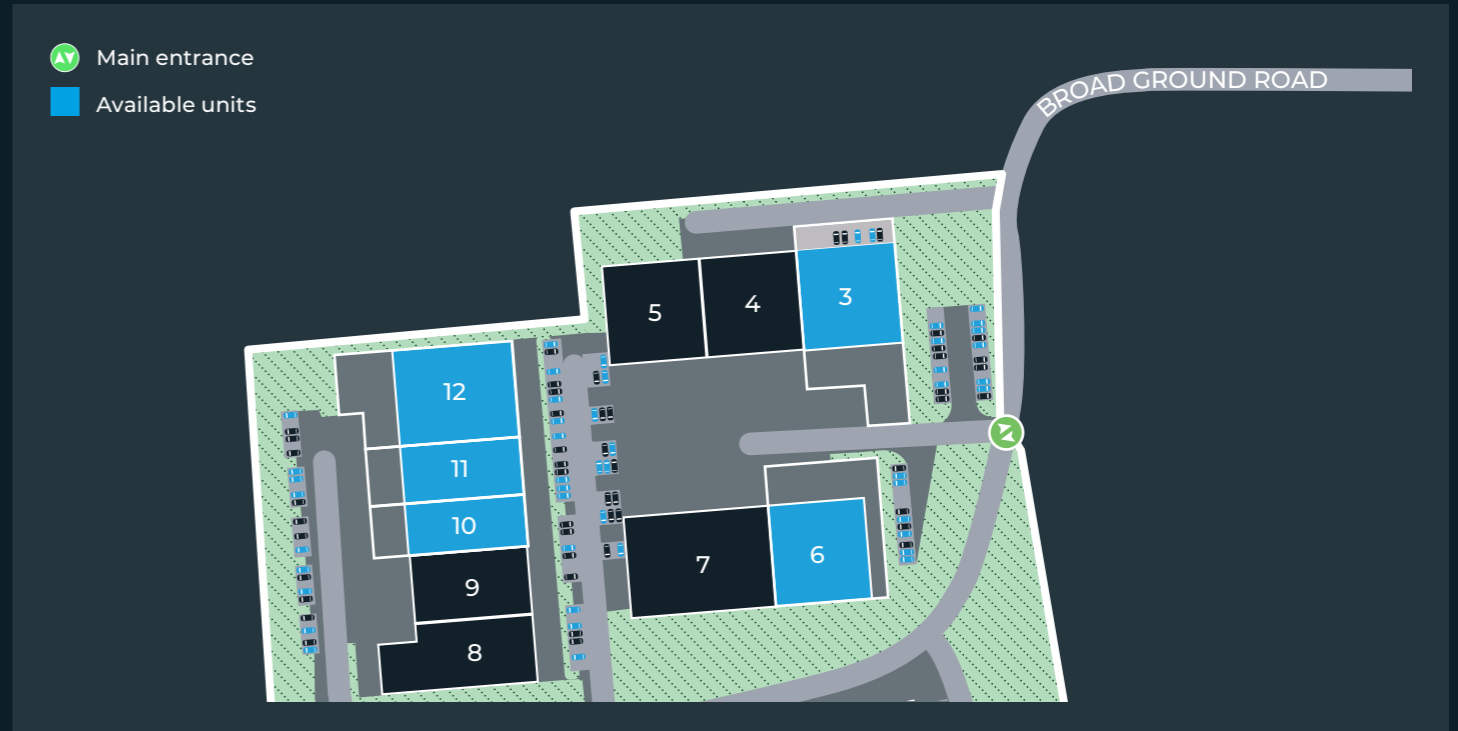
6,284 - 26,209 sq ft

To Let



Lakeside Industrial Estate

This well established estate is located adjacent to the A4189 (Warwick Highway). The units are of steel portal frame construction and have been fully refurbished to offer high-quality warehouse space with good eaves height, two storey-office accommodation, and 3-phase power supply. The estate is accessed via Broad Ground Road leading to car parking and rear service yard.



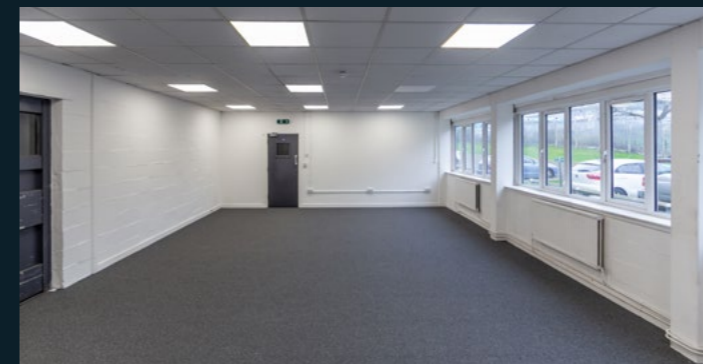
Accommodation

Unit	Warehouse sq ft	Office sq ft	Total sq ft
3	7,514	4,059	11,807
6	9,105	2,603	11,708
10	5,105	1,179	6,284
11	4,535	2,318	6,853
12	10,001	3,071	13,072

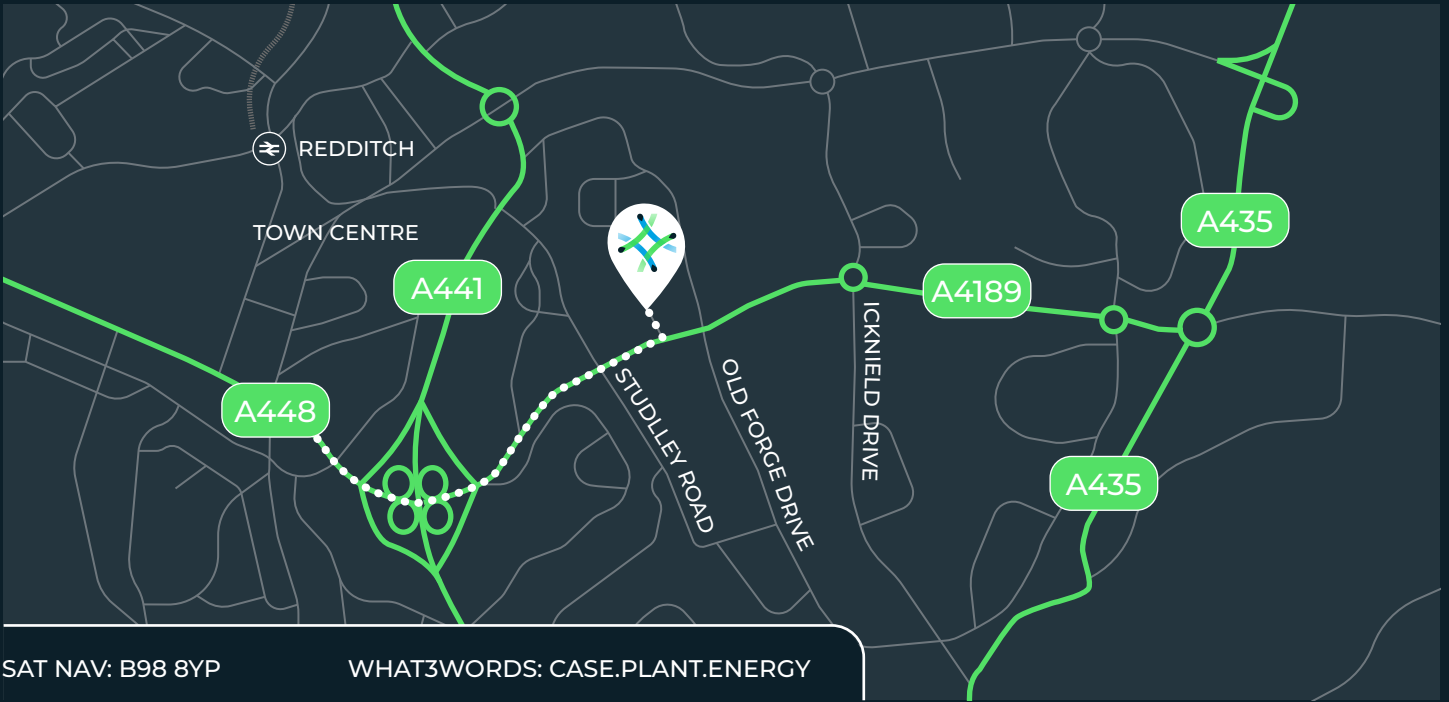
*Units 10-12 can be combined

Specification

- EPC Target B
- LED lighting
- Air source heating
- Level access loading doors
- 3 phase power supply
- Secure yard
- Allocated parking
- 6.3m eaves height







Strategic Logistics Location

Lakeside Industrial Estate provides excellent access to J2 of M42 via A441 and J3 of M42 via A435. The M42 provides direct access to the wider motorway networking including the M5, M6, M40 motorways. Both Birmingham City Centre and Birmingham Airport can be reached in under a 30 minute drive time. Nearby Redditch station offers regular and direct services to Four Oaks.

Business rates:

Unit	Rateable Value
3	£51,500
6	£55,500
10 - 12	£113,000*

*To be split should individual units be required

	miles	mins
Birmingham	17	30
Bristol	81	1 hr 27
Manchester	111	2 hrs
London	115	2 hrs

	miles	mins
M42	7	10
M40	9	14
M5	12	16
M6	21	27

	miles	mins
Birmingham Airport	19	28
Redditch	3	9

Please contact us for further information:

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