



Modern Factory Warehouse

5,612 SQ FT (521 SQ M) GIA

58H Arthur Street, Lakeside, Redditch, Worcs, B98 8JY

To Let

- WAREHOUSE / FACTORY
- INTEGRAL OFFICES
- EAVES HEIGHT 11'4
- 5,612 SQ FT GIA
- GOOD LOADING FACILITIES
- NEW LEASE

Location

The property is situated on the established Lakeside Industrial Estate, about one mile east of Redditch Town Centre. Access to the Midland Motorway Network is excellent, with the M42, M40 and M5 Motorways all within 10-15 minutes drive.

Description

A modern, wide bay, portal-framed, rectangular Warehouse/Factory with maximum internal measurements of 34'2" x 150'11", plus Loading Bay. The eaves height is about 11 feet 24 inches. The roof is insulated and incorporates about 10% single-glazed skylighting, whilst the walls are solid brickwork.

There are Works Toilets and a Canteen.

To the front are two-storey Offices providing Reception and Meeting Room on the Ground Floor and 2 General Offices at First Floor.

Outside, there is communal parking together with space for loading and unloading.

Floor Area

Ground Floor: 5,078 sq feet

First Floor: 534 sq feet

Total GIA 5,612 sq feet

Services

All main services are connected.

Tenure

A new Business Lease for a term of 3, 4 or 5 years.

Rent

£28,500 per annum

EPC

tbc

Rateable Value

£19,250

Viewing

Strictly by appointment with our Reception - 01527 584242



Area Map



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