



**Factory/Warehouse**

**5,969 SQ FT (555 SQ M)**

**75 Arthur Street, Redditch, B98 8JY**

# To Let

- **DETACHED UNIT**
- **AVAILABLE IMMEDIATELY**
- **POPULAR LOCATION**
- **WELL SPECIFIED**
- **FENCED AND GATED YARD**
- **POTENTIAL TRADE COUNTER**

## LOCATION

The Property is located adjacent to a T-junction on Arthur Street, Lakeside within an established commercial area. The surrounding uses include a mixture of Warehouse/Production and Trade Counter operators.

Communication links are excellent with Redditch Town Centre being approximately 1 mile to the north-west and junctions 2 & 3 of the M42 being 5 miles to the north.

## DESCRIPTION

The Property comprises a detached Factory/Warehouse Unit with integral two storey Office accommodation. The Property was comprehensively refurbished approximately 10 years ago, including a new insulated profile steel roof incorporating double-glazed UPVC roof lights.

Internally, the Property has been configured to provide a Reception/Trade Counter, disabled WC and Warehouse/Workshop area to the ground floor. The first floor comprises an open plan Office, Private Office, Canteen, WCs and Storage platform.

The Gross Internal Area (GIA) of the Property extends to 5,969 sq ft (555 sqm).

Externally, the Property benefits from a fenced and gated car park to the front with a second fenced and gated yard providing access to the roller shutter loading door.

## TENURE

New Full Repairing and Insuring Lease for a term of 5 or more years.

## ASKING RENT

£45,000 per annum, plus VAT.

## LEGAL FEES

Each party to pay their own costs.

## RATEABLE VALUE

£19,750

## SERVICES

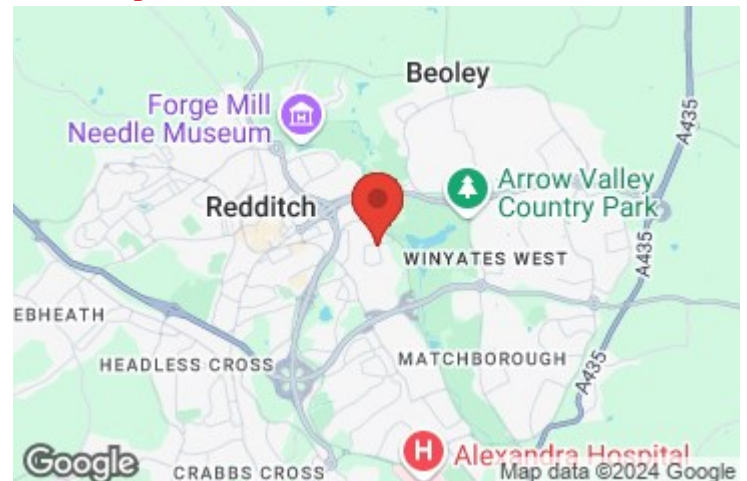
All mains services are connected.

## VIEWING

Strictly by appointment with our Reception on 01527 584 242



## Area Map



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