

TO LET - INDUSTRIAL

BURNT MEADOW HOUSE

Burnt Meadow Road, Redditch, B98 9PA



Key Highlights

- 28,901 sq ft
- Minimum clear height of 5.4m rising to 7.2m
- Separate secure compound
- 68 allocated car parking spaces
- Three level access loading doors
- Concrete yard
- Office and ancillary accommodation
- Situated 4.7 miles from J3 of M42

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Description

The property comprises an industrial / warehouse unit with office and ancillary accommodation. The unit benefits from a minimum working height of 5.42m rising to 7.2m and three level access loading doors, with a concrete yard area. It has a separate secure car parking / compound area with a total of 68 allocated parking spaces.

Location

The property is accessed off Burnt Meadow Road which in turn provides access to the A435 via Ravensbank Road and the A4023. Junction 3 of M42 is situated within 4.7 miles providing access to the wider motorway network. Birmingham International Airport is situated approximately 17.7 miles from the property.

The property is situated in an established commercial location with Redditch town centre less than 2.5 miles to the west. Local occupiers include Amazon, iForce, DCS Group and AMCO.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------------------------|---------------|-----------------|--------------|
| Ground - Warehouse and ancillary | 22,626 | 2,102.02 | Available |
| 1st - Offices and ancillary | 6,275 | 582.97 | Available |
| Total | 28,901 | 2,684.99 | |

Terms

The property is available on an assignment or sub-letting of the existing lease, or by way of a new lease subject to agreement with the Landlord. Please contact the agent for more information.

EPC

The property has an EPC rating of C:67.

VAT

VAT may be payable on any transaction at the prevailing rate.

Business Rates

Rateable Value 2023: £135,000

Viewings

Please contact the agents to arrange a viewing.

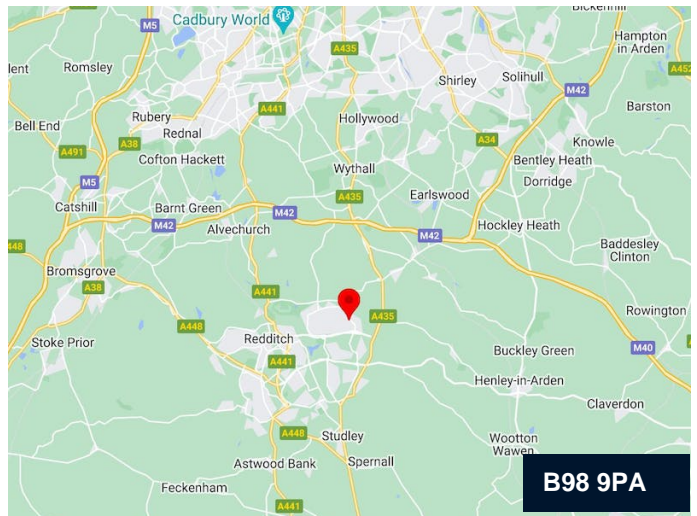
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