

Unit 16,
17 Reddicap Heath Trading Estate,
Sutton Coldfield,
B75 7BU

Industrial To Let: **£12,000 Per Annum**



KEY FEATURES

- 112.9 sq m / 1,215.24 sq ft
- Prime industrial location
- Situated within Reddicap Trading Estate
- Excellent Connectivity
- Two car parking spaces
- Mezzanine level
- Self contained

LOCATION

This unit is situated in a terrace of industrial and office accommodation, situated in Sutton Coldfield's premier industrial estate, the subject property is on the northern side of Reddicap Trading Estate, a cul-de-sac off Coleshill Road. This prime location offers excellent connectivity to Lichfield, Tamworth, and Birmingham, with convenient access to the M6, M6 Toll, and M42 motorways.

DESCRIPTION

Unit 16 is a self-contained industrial premises which offers 1,215.24 sq ft (112.9 sq m) of space. Inside, the space includes a single W/C, a mezzanine level, and two office suites partitioned at the rear of the main unit. The property features a front metal roller shutter (height of 2.65m) and a single entrance door. Externally, the property benefits from two parking spaces.

ACCOMMODATION

Ground Floor: 75.1 sq m / 808.37 sq ft

Ground Floor Office: 13.9 sq m / 149.62 sq ft

Mezzanine Level: 23.9 sq m / 257.26 sq ft

Total Floor Area: 112.9 sq m / 1,215.24 sq ft



ASKING RENT

£1,000 per calendar month exclusive.
£12,000 Per Annum

TERMS

The property is offered to let and is available by way of a new lease.

BUSINESS RATES

Current Rateable Value - £6,800
Interested parties are advised to make their own enquiries with the Local Authority (Birmingham City Council.)

EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

All figures are quoted exclusive of VAT which we understand is not applicable in this instance.

LEGAL COSTS

Each party is to bear their own legal costs in relation to this transaction.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

UTILITIES

Electricity and water are supplied to the unit. Please note that there is no gas currently connected.

VIEWINGS

Strictly by prior appointment through Agents - AE Commercial. Should you wish to view, please do not hesitate to contact us.

Please contact:

AE COMMERCIAL

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8 High Street, Sutton Coldfield, B72 1XA

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