

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 4 Kingfisher Business Park Lakeside Redditch B98 8LG

### Modern Semi-Detached Business Unit

- 2,365 sq. ft (219 sq. m) GIA
- Ground floor stores/warehouse with roller shutter door
- Good loading, unloading and car parking provisions
- Three phase electricity
- First floor offices
- Excellent links to J2 of the M42 motorway

Viewing and further information: call us on **01527 872525**

[www.GJSDillon.co.uk](http://www.GJSDillon.co.uk)

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## Unit 4 Kingfisher Business Park Lakeside Redditch B98 8LG

### Location

The property is located on Kingfisher Business Park, a purpose-built office and industrial development situated approximately two miles to the south east of Redditch town centre in a mixed residential and commercial area known as Lakeside. The property has easy access to the main A441 Alcester Highway and the A4189 Warwick Highway, with the nearest motorway being at junction 2 and junction 3 of the M42 motorway, both of which are within four miles of the subject property.

Redditch itself is in the north east of Worcestershire being approximately 15 miles south of Birmingham, seven miles to the east of Bromsgrove and 22 miles to the north-east of Worcester.

### Description

The property comprises a modern end terraced two storey business unit, with entrance hall having WC and workshop having a part glazed roller shutter door and small kitchen area. The first floor comprises landing with open plan office accommodation and separate meeting/boardroom facilities.

Ground Floor	1,159 sq. ft	107.67 sq. m
First Floor	1,206 sq. ft	112.10 sq. m
<b>Total</b>	<b>2,365 sq. ft</b>	<b>219.77 sq. m</b>

### Tenure

The property is available on a new business lease for a term of years to be agreed.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC



### Guide Rental £21,500 per annum exclusive

### Service Charge

The service charge covers the maintenance of the communal areas, window cleaning and buildings insurance. Price on application.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Rating Assessment

Rateable Value 2017	£14,000
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### Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**Viewing and further information:**  
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**GJS Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:  
changing the way commercial property is perceived in our region

