



TO LET

MODERN INDUSTRIAL WAREHOUSE WITH YARD & EXTENSIVE PARKING AREAS

UNIT 4, TRAFFORD PARK INDUSTRIAL ESTATE, REDDITCH, B98 7AH



17,205 sqft

(1,598 sqm) approx. Gross Internal Area

INDUSTRIAL WAREHOUSE PREMISES ON SECURE, WELL-LOCATED SITE

WAREHOUSE PART RACKED and HQ OFFICES TO GF/FF

UNIT TO BE FULLY REFURBISHED

LARGE DEMISED YARD AND PARKING AREAS





LOCATION

The subject property is located on the Trafford Park Industrial Estate, off Trescott Road approximately 0.5 miles east of Redditch town centre. Trescott Road is accessed via the Trafford Retail Park close to the island at the junction of the A4023 Coventry Highway with the Redditch Ringway. Redditch lies approximately 14 miles south of Birmingham, 12 miles south west of Solihull and 8 miles east of Bromsgrove. The town benefits from efficient road communications with Junctions 2 and 3 of the M42 lying approximately 5 miles to the north.

DESCRIPTION

The property comprises an end-of-terrace industrial unit with ground and first floor offices with yard and extensive car parking.

The unit is of steel portal frame construction with blockwork/clad elevations surmounted by a profile metal clad roof incorporating translucent roof lights. The warehouse provides concrete floor, racking in part, LED lighting, 8.2m eaves (7m to haunch) with vehicular access via two electric roller shutter doors being 4.5m (w) x 5m (h) approx.

Ground and first floor offices are built to the front elevation, providing reception, open plan and private offices, canteen and toilets to ground floor with private and open plan offices to first floor.

The offices benefit from gas fired central heating, suspended ceilings with recessed lighting, perimeter trunking, double glazed windows and doors and carpeted throughout.

Externally, the property provides a demised concrete yard with up to 40 car parking spaces, with additional communal parking to the Estate also provided for.

ACCOMMODATION

	SQFT	SQM
Warehouse	13,020.1	1,209.6
GF&FF Offices/ Stores/ Welfare Facilities	4,185.0	388.8
TOTAL GIA	17,205.1	1,598.4

AVAILABILITY & RENTAL

The unit is available on a new lease on terms to be agreed. Quoting rent on application.

BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £103,000

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

C - 61

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VIEWING

Strictly by way of the sole letting agents:

Harris Lamb

Tel: 0121 455 945
Contact: Neil Slade / Ashley Brown
Email: neil.slade@harrislamb.com / ashley.brown@harrislamb.com

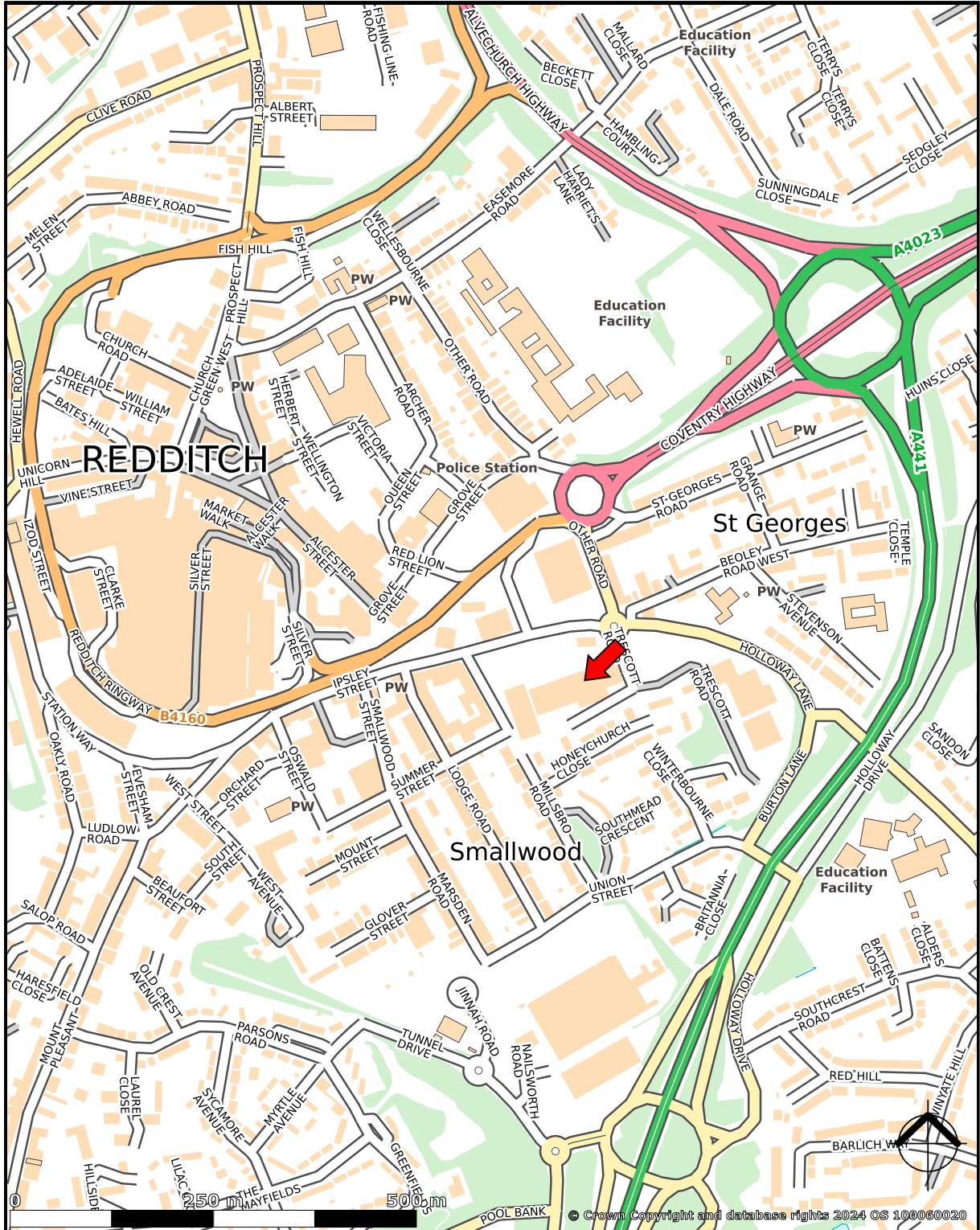
Date: January 2024

SUBJECT TO CONTRACT





Unit 4, The Trafford Park Industrial Estate, Redditch, B98 7AH



created on **edoza**

Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract