



**Factory Warehouse - to be refurbished.**

**GIA 5,340 SQ FT**

**2a Springside, Howard Road, Redditch, B98 7SE**

# To Let

- MODERN FACTORY WAREHOUSE
- LOFTY 19'6" EAVES HEIGHT
- REAR YARD
- TO BE FULLY REFURBISHED
- 5,340 SQ FT
- FORECOURT PARKING

## LOCATION

Springside, Howard Road, benefits from being at the heart of the motorway network with Junctions 2 and 3 of the M42 being only 4 miles north via the A441 and A435 respectively. Junctions 4 and 5 of the M6 provide good access to Birmingham and the north, as well as Worcester and the south.

The premises are located on the outskirts of Redditch with the Town Centre being 1.5 miles to the west. Evesham is located 6 miles to the south and Solihull 4 miles to the north.

## DESCRIPTION

Springside comprises a terrace of 5 prominent units, which are of steel portal frame construction with profile steel sheet cladded elevations and exposed brickwork at at lower level externally, under a ridged and pitched insulated roof with approx. 15% PVC sky-lighting and a concrete floor throughout the ground floor.

The Unit has an eaves height of approximately 19'6" and accessed via a steel roller-shutter door to the front elevation.

Car parking and loading facilities are situated to the front of the units, storage to the rear.



The premises is to be refurbished throughout.

The total Gross Internal Floor Area is 5340 sq ft.

## RENT

£45,271 per annum plus VAT.

## RATEABLE VALUE

£24,750

## SERVICES

We understand that mains electricity, gas, water and drainage are available to the premises.

## EPC

TBC

## SERVICE CHARGE

A Service Charge may be levied for management services provided.

## TENURE

The premises are available on a Full Repairing and Insuring Lease on terms to be agreed.

## LEGAL FEES

Each party to bear their own fees.

## VIEWING

Strictly by appointment with our office - 01527 584 242



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