



## Modern Factory Warehouse Unit

3077 SQFT GIA

1 Clive Road, Redditch, B97 4BT



# To Let

- MODERN FACTORY WAREHOUSE
- POTENTIAL TRADE COUNTER
- CONVENIENT LOCATION
- 3,077 SQFT GIA
- SECURE REAR YARD
- NEW LEASE AVAILABLE

## Location

The Unit is accessed from Clive Road, which is situated to the north of Redditch Town Centre, within easy access of A441 Birmingham Road and the Redditch Ringway (B4160).

In terms of national location, Redditch benefits from its proximity to the Motorway network, being particularly close to M42, M40 and M5 Motorways.

## Description

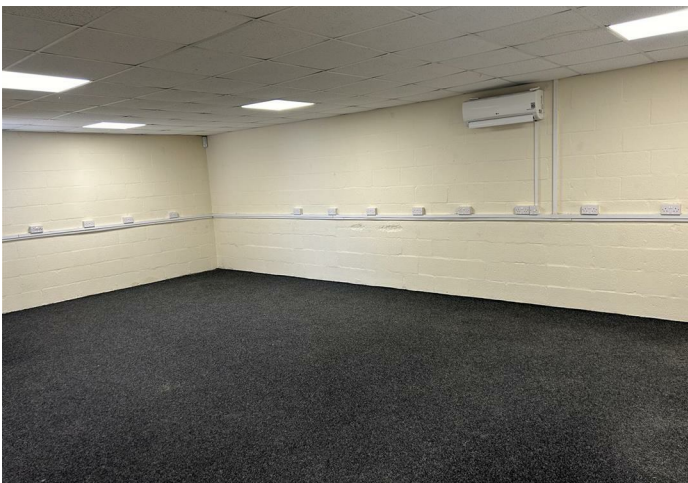
The Property comprises a prominent end terraced Factory/Warehouse Unit with generous parking provision and fenced and gated Yard.

Unit 1 is of brick construction with an insulated profile steel clad roof supported on steel lattice beams and concrete floor, with vehicular access to the front and rear.

Internally, the Unit benefits from an air-conditioned open plan office, canteen, storeroom and separate male and female WCs. Glazed display windows have been erected behind the roller shutters doors creating display windows, which can be removed if required.

The total Gross Internal Area is 3077sqft (286sqm)

To the rear is a secure fenced and gated yard.



## Rent

£22,500 per annum (No VAT)

## Services

All mains services are available

## Legal Fees

Each party to bear their own legal fees

## Rateable Value

£19,250

## Tenure

New Business lease for a term of 3 or more years.

## Viewing

Strictly by appointment with our reception on 01527 584242

## Area Map



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