

TO LET

UNITS 4 & 5 BRYANT HOUSE, WASHFORD DRIVE, REDDITCH,
WORCESTERSHIRE, B98 0HX



TRADE COUNTER / WAREHOUSE 1,889 TO 4,048 SQ FT GIA

- PROMINENT SITE
- NEXT TO WOSELY PLUMB CENTRE
- EAVES 17'2"
- BUSY LOCATION
- CAR PARKING
- NEW LEASES

**RENT FROM £13,000 PER ANNUM
(PLUS VAT)**

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LOCATION

Bryant House is located off Washford Drive in the Washford area of Redditch. The Town Centre lies approximately 2 miles to the north.

This part of Washford is a well-established mixed retail and commercial location, with occupiers including: Car Dealerships: Trust Skoda, Cresser Vauxhall and soon to open Paul Rigby MG; trade counters including Wolsely Plumb Centre, Topps Tiles, Dreams Beds and Screwfix.

DESCRIPTION

Units 4 & 5 comprise self-contained single-storey Factory Warehouse/Trade Counter Units:-

Unit 4: Adjacent to Wolsely Plumb Centre the Unit is some 2,051 sq ft benefiting from vehicular and pedestrian access off the car park; WCs and an eaves height of 17'2".

Unit 5: Located to the rear of Bryant House, with access from Service Road, the Unit is some 1,998 sq ft benefiting from vehicular and pedestrian access and WC.

Both Units can be combined to create 4,049 sq ft. Parking will be demised to both Units.

SERVICES

All mains services are believed to be available.

RENT

Unit 4 - £17,500 per annum (plus VAT)
Unit 5 - £13,000 per annum (plus VAT)

RATEABLE VALUE

Unit 4 - £8,200 per annum
Unit 5 – not separately assessed

TENURE

New Business Lease for a term of 5 or more years.

SERVICE CHARGE

Tenant to contribute towards the Landlords Estate Charge.

LEGAL FEES

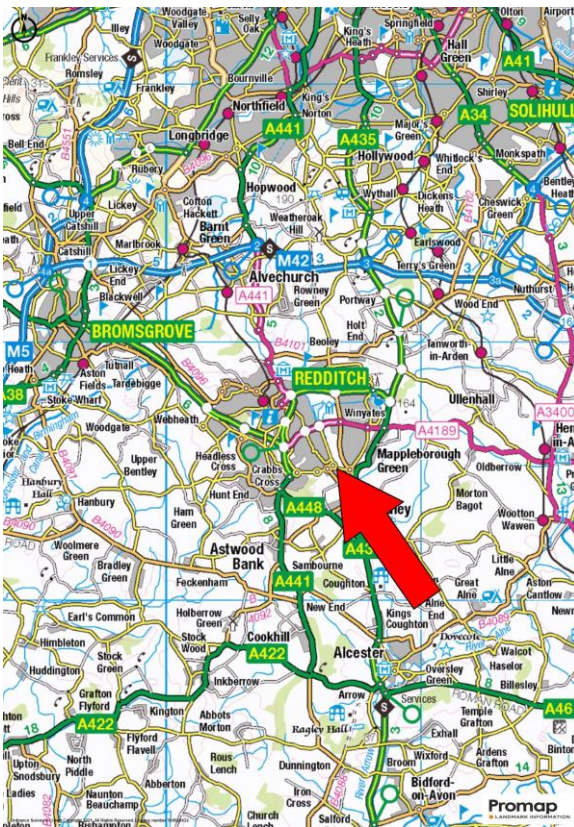
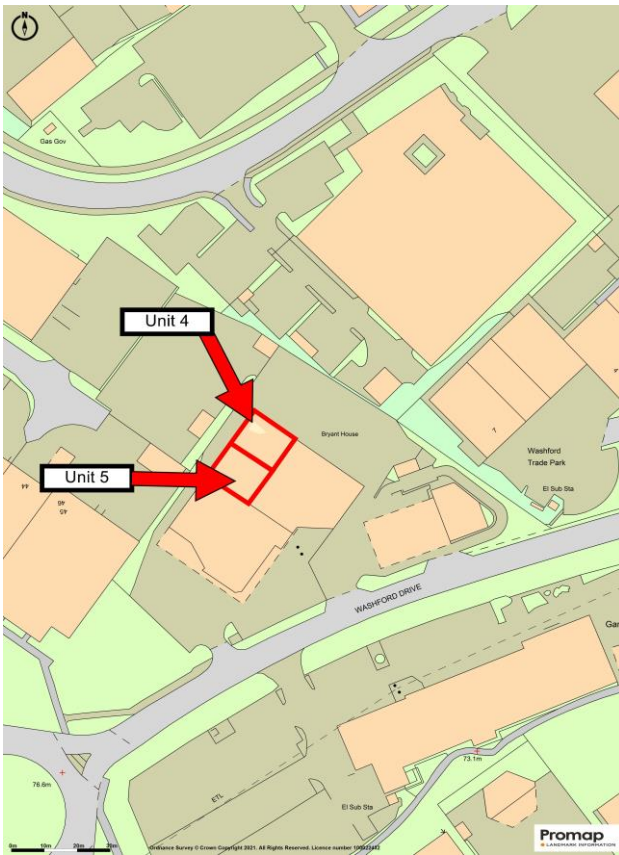
Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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