



**Detached Factory / Warehouse with Integral
Two-Storey Office**
8,621 SQ FT (801 SQ M)
Sebright House 91 Arthur Street, Redditch, B98 8JY

To Let

- **POPULAR LOCATION**
- **5 MILES FROM M42**
- **GOOD SPECIFICATION**

- **AVAILABLE IMMEDIATELY**
- **INTEGRAL TWO-STOREY OFFICES**
- **VERSATILE ACCOMMODATION**

LOCATION

Lakeside is an established Commercial/Industrial area about 1 mile east of Redditch Town Centre. Communications are excellent, with Junction 2 of the M42 within 5 miles, giving direct access to the National Motorway Network, in particular M5, M6, M1, M40, M69 & M54.

Birmingham International Airport, Railway Station and NEC are 15-20 miles drive away.

DESCRIPTION

The Property comprises a detached single-storey Factory / Warehouse unit with integral two storey office accommodation.

The Property is of steel portal frame construction with a lined corrugated asbestos cement roof incorporating upvc roof lights. The walls of the Property are cavity brick and block construction with the Office accommodation being built in red brick beneath a flat bitumen felt roof.

Internally, the accommodation is arranged as follows:

a) Warehouse / Works - approximately 7,000 sqft benefiting from eaves height of 10 ft, vehicular access via covered loading bay and separate male and female WCs.

b) The Office accommodation extends to approximately 1,650 sqft providing a good complement of open plan General Offices, Private Offices and

welfare facilities including separate male and female WCs and large Kitchenette. The offices are well specified throughout.

Outside there is spaces for loading / unloading and ample car parking.

The Gross Internal Area (GIA) extends to approximately 8,621 sqft (801 sqm).

RENT

£40,000 pa

TENURE

A new standard business Lease for a Term of 3 or more years.

RATEABLE VALUE

TBC

ENERGY PERFORMANCE CERTIFICATE

TBC

SERVICES

All mains services are available.

LEGAL FEES

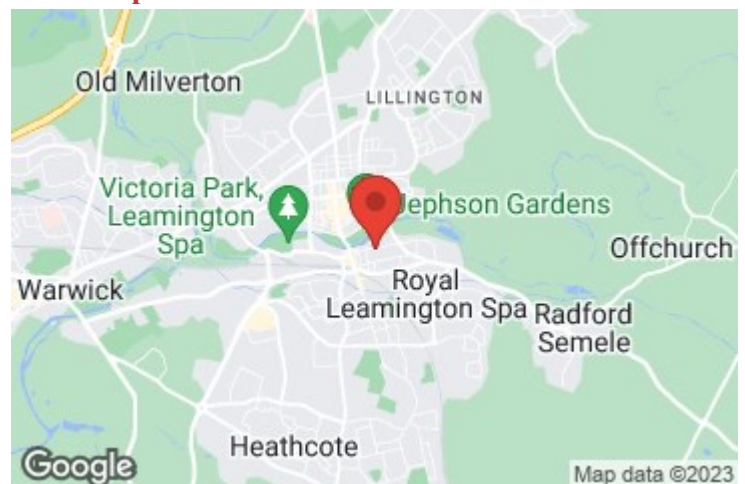
Each party to pay their own costs.

VIEWING

Strictly by appointment with our Reception on 01527 584242.



Area Map



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