

**PROVISIONAL DETAIL**  
**\*\*\*\*\* PREMISES TO BE EXTENSIVELY REFURBISHED \*\*\*\*\***

**TRADE COUNTER / WAREHOUSE INDUSTRIAL UNITS**  
**TO LET**

**5a SPRINGSIDE  
HOWARD ROAD  
REDDITCH, B98 7SE**



- \* APPROX 5,332 SQ FEET GROSS
- \* FORECOURT PARKING & REAR YARD
- \* LOFTY 19'6" EAVES HEIGHT
- \* ROLLER-SHUTTER ACCESS TO BE ADDED TO FRONT ELEVATION

**RENT FROM £31,995 PER ANNUM**

## **LOCATION**

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

The subject premises are located on the outskirts of Redditch with the Town Centre being 1½ miles to the west. The town of Evesham is located 6 miles to the south while the town of Solihull is located 4 miles to the north.

## **DESCRIPTION**

Springside comprises a terrace of five prominent units, which are of steel portal frame construction with profile steel sheet cladded elevations and exposed brickwork at lower level externally. The premises stand under a ridged and pitched insulated roof with about 15% PVC skylighting, and a concrete floor throughout the ground floor.

The Unit has an eaves height of approximately 19'6" and are accessed via a steel roller-shutter door to the front (to be installed) and rear elevations. There is also a pedestrian access door to the front and a fire escape door to the rear.

Car parking and loading facilities are situated to the front of the units, together with enclosed Yard to the rear.



Internally, the Unit consists of an open-plan Warehouse with internal office accommodation and separate male and female WCs.

The total Gross Internal Floor Area is 5,332 sq ft.

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

## **TENURE**

The premises are available by way of a full repairing and insuring Lease on terms to be agreed.

## **RENT**

£31,995 per annum plus VAT

## **LEGAL FEES**

Tenant to be responsible for Landlord's Solicitors proper Legal Fees in connection with Lease preparation.

## **RATEABLE VALUE**

£23,750

### VAT

All figures quoted are exclusive of VAT, which may be payable in addition.

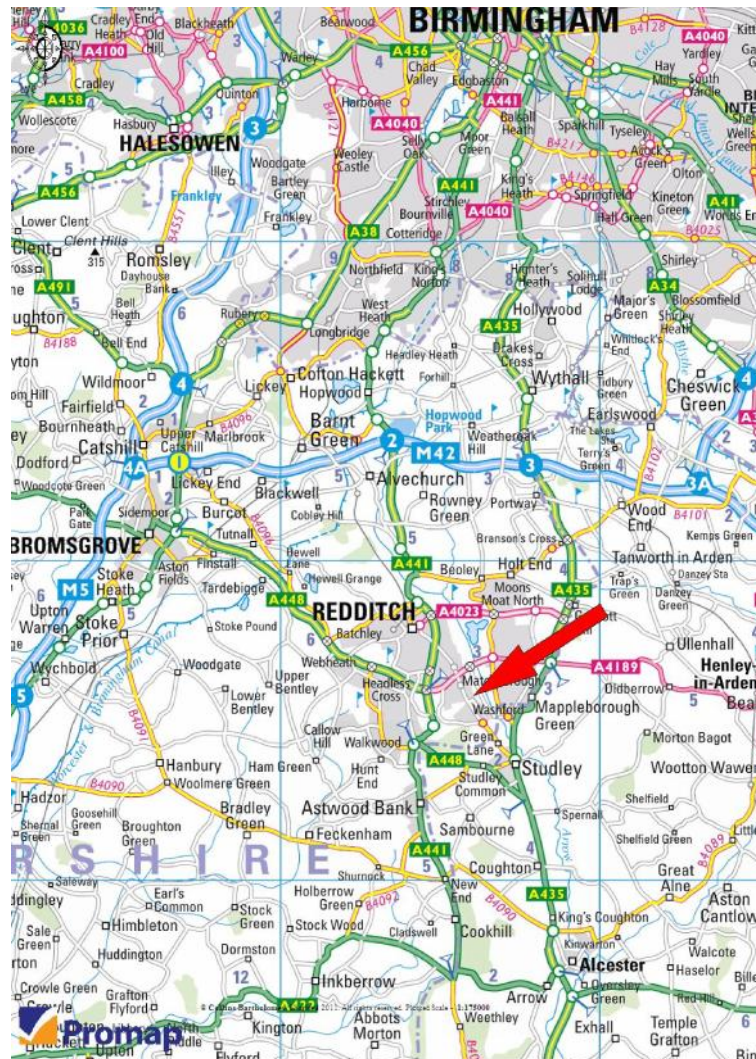
### SERVICE CHARGE

A Service Charge may be levied on the premises for management services provided.

### VIEWING

Strictly by appointment with our Reception - 01527 584242.

## 5A SPRINGSIDE HOWARD ROAD REDDITCH, B98 7SE





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