

TO LET

26 DUNLOP ROAD, HUNT END INDUSTRIAL ESTATE, REDDITCH,
B97 5XP



FACTORY/WAREHOUSE

- 4817 SQFT GIA
- AVAILABLE IMMEDIATELY
- INTEGRAL OFFICE
- M5 10 MINUTES M42 15 MINUTES
- LARGE YARD
- ESTABLISHED INDUSTRIAL ESTATE

£31,300 PER ANNUM
(+ VAT)

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Hunt End is established as a predominantly residential area on the southern edge of Redditch with Dunlop Road being the only Commercial/Industrial Estate, which comprises a wide cul-de-sac of modern units, all benefitting from excellent parking and accessibility.

Unit 26 comprises a single storey modern factory warehouse portal framed unit of 22'4" (6.811 m) max working height, built to a first-class "institutional" specification with profile steel clad insulated roof incorporating about 10% sky-lighting, brick/block cavity walls with lined profile steel cladding above, and a level power-floated concrete floor.

Electric roller shutter door provide access to the main works. Internally there is a office, kitchenette and separate male and female WCs.

The total Gross Internal Floor Area of 4,817 sq ft.

Outside there is a good-sized secure yard to the front of the unit.

The premises are to be refurbished by our Client.

TENURE

New business lease for term 5 or more years.

RENT

£31,300 Per Annum (+VAT)

RATEABLE VALUE

£18,000

SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas.

EPC

D-83

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office -
01527 584 242.



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