

# TO LET

UNIT 8B ENFIELD INDUSTRIAL ESTATE, REDDITCH, B97 6BG



## FACTORY/WAREHOUSE 6,268 SQ FT (585 SQ M)

- MEZZANINE 2,391 SQ FT
- AVAILABLE SEPTEMBER 2020
- LOFTY UNIT
- EASY ACCESS TO M42
- CONVENIENT LOCATION
- NEW LEASE

**ASKING RENT: £34,500 PER ANNUM  
(PLUS VAT)**

## 8B ENFIELD INDUSTRIAL ESTATE, REDDITCH, WORCS, B97 6BG

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### LOCATION

The Property is located on the established Enfield Industrial Estate, half a mile from Redditch Town Centre. Transport links are excellent, with Hewell Road and Windsor Road in close proximity. Hewell Road is the main arterial route into the Town Centre from the Brockhill housing development, with Bromsgrove beyond via the A448. The Train Station and Bus Station in Redditch Town Centre are both within walking distance.

Windsor Road, which is immediately to the east of the Property leads to Jct 2 of the M42, approximately 4 miles to the north via Birmingham Road/Alvechurch Highway (A441).

### DESCRIPTION

The property comprises a detached single-bay Factory/Workshop with an eaves height of 20'3" (6.20 M). There is a substantial mezzanine floor.

The Total Gross Internal floor area is 6,268 sq ft (583 sq m) with the Mezzanine providing a further 2,391 sq ft (222 sq m)

### SERVICES

All Mains services are available.

### ASKING RENT

£34,500 (plus VAT)

### RATEABLE VALUE

£19,000

### EPC

TBC

### TENURE

Leasehold – new FRI Lease for a term of 3 or more years.

### LEGAL FEES

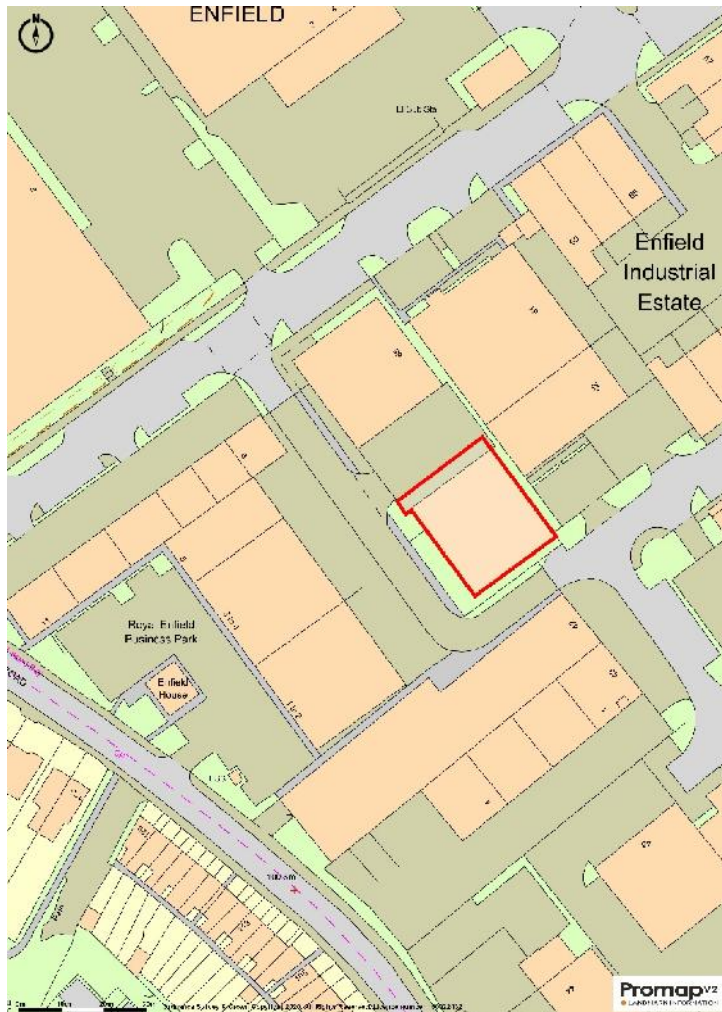
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



# 8B ENFIELD INDUSTRIAL ESTATE, REDDITCH, WORCS, B97 6BY



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