

To let

Space for business

WAREHOUSE/INDUSTRIAL UNIT WITH OFFICE SPACE,
SECURE YARD AND 20 PARKING SPACES

16,150 sq ft (1,500 sq m)



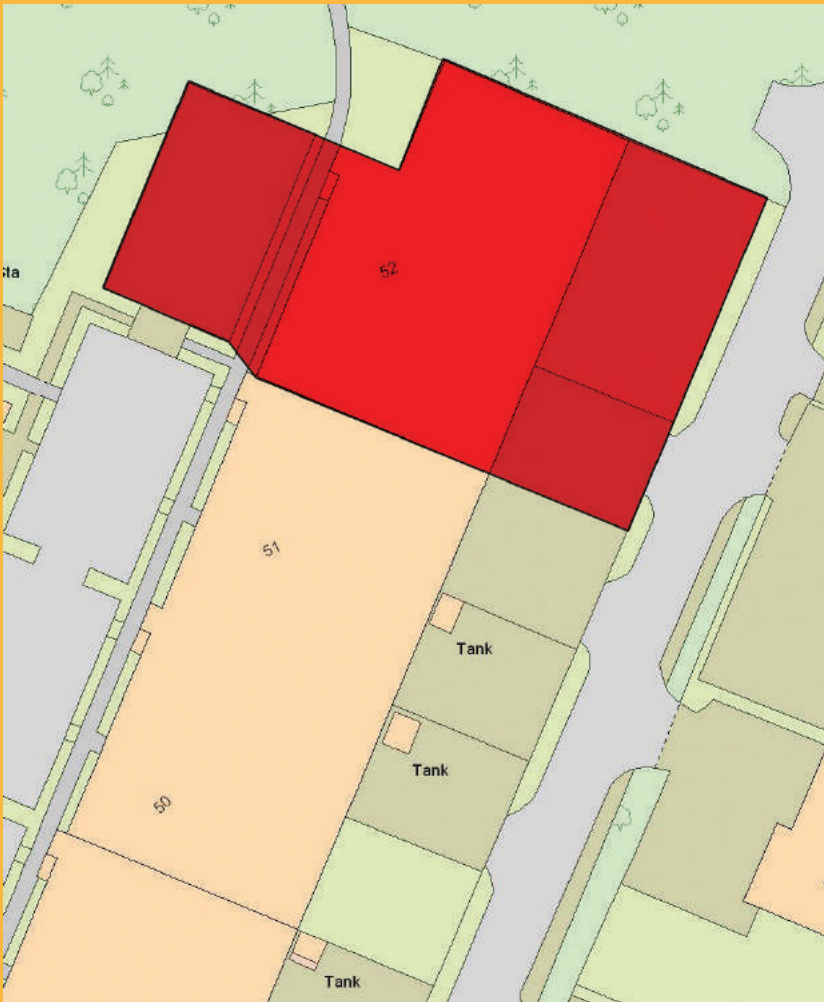
Unit 52, Washford Industrial Estate

Heming Road, Redditch
Worcestershire B98 0EA



0121 228 0000
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High value, low cost, flexible business space to let throughout the UK



Description

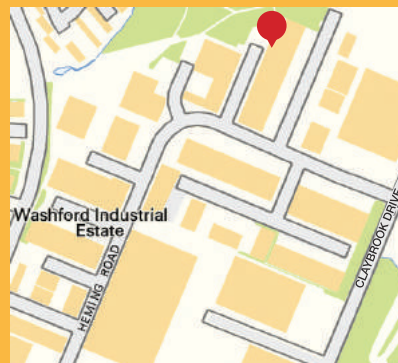
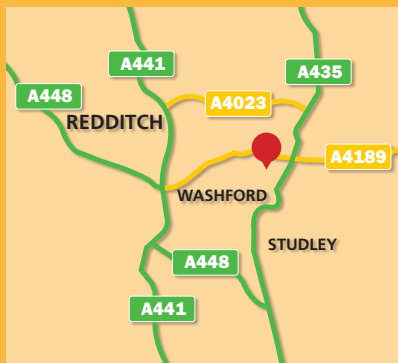
Unit 52 is an end terrace warehouse, located at the cul-de-sac end of Heming Road, with parking for 20 vehicles. Of steel truss frame construction, concrete floor, a double skin corrugated lantern lit roof with strip lighting, Unit 52 also benefits from an eaves height of 17 ft (5.3 m) and gas fired heating. The roller shutter door (5.1 m h x 3.5 m w) at the rear leads on to a secure yard of 7,750 sq ft (720 sq m). There is a mezzanine floor to one end of 1,550 sq ft (140 sq m). The office space is on two floors with a main reception area at the front of the warehouse. There are also male and female WCs servicing the ground and first floor offices.

Location and Access

Unit 52 is located 2 miles from Redditch town centre and 15 miles south of Birmingham and benefits from good access to both the M5 and M42 motorways (M42 Junction 3 approximately 5 miles away). Birmingham International Airport and the NEC are all 21 miles away via the M42 motorway. Redditch Train Station is located 2 miles away with regular services to Birmingham New Street which provides high speed service to the rest of the country.

Unit Sizes

	Sq ft	Sq m
Unit 52		
Warehouse		
(Including Mezzanine)	14,650	1,360
Offices	1,500	140
Total	16,150	1,500



Features and Benefits

- Warehouse with reception and offices
- Eaves height of 17 ft (5.3 m)
- 20 Parking Spaces
- Roller shutter door 5.1 m h x 3.5 m w
- Secure yard
- Cul-de-sac location

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2012.

The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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