

Colemeadow Road Redditch, B98 9PB

Newly Refurbished Unit To Let
Factory/Warehouse
11,954 sq ft (1,110.5 sq m)



W.C. & Kitchen Facilities



24/7 Access



Eaves Height 6.5m



LED Lighting



Roller Shutter Doors

Colemeadow Road

Colemeadow Road Industrial Estate, Redditch, B98 9PB



Description

Unit 1 is an End-terrace single-storey Factory/ Warehouse with two storey integral Offices to the front. The unit is due to be fully refurbished, to include full decoration throughout and new floor coverings to the Offices. Internally, the property benefits from a mixture of Private and Open-Plan Offices, with suspended ceilings incorporating inset fluorescent lighting. The Gross Internal Area (GIA) extends to approximately 11,954 sq ft (1,110.5 sq m). The unit benefits from a minimum working height of 18'10" (5.75 m). Externally, the unit benefits from a gated, concrete-surfaced Yard, providing access to a loading door to the rear. Communal parking is provided within the Estate.

Location

Colemeadow Industrial Estate is recognised as arguably the most prestigious of the industrial locations in Redditch. Junction 3 of the M42 is four miles to the north via the A435, bringing the M40 interchange within 10 minutes drive and links to the M5, M6 and M69.

Property owned by **Mileway**

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EPC

Energy Performance Certificate is available upon request.

Terms

Available on new full repairing and insuring lease.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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Sat Nav: B98 9PB



Accommodation

Floor areas are as follows:

Unit	Area (sq m)	Area (sq ft)	Rent per annum
1	1,110.5	11,954	POA

Mileway