

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**



**UNIT 5A, HEWELL ROAD,  
REDDITCH, B97 6AY  
4,031 SQ FT (374 SQ M)**

- ESTABLISHED LOCATION
- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is situated on Hewell Road in Redditch. The unit is approximately 0.2 miles from Enfield Industrial Estate which is also situated on Hewell Road. Redditch town centre is approximately 1 mile from the property via the Redditch Ringway.

## DESCRIPTION

The warehouse comprises a steel frame with concrete floor, full height brick elevations surmounted by a pitched roof. Internally the unit benefits from fluorescent strip lighting, painted walls, WC facilities and office space. The unit has an eaves height ranging from approximately 4.7m to 5.3m. Externally there is a metal electronic roller shutter to access the premises. Externally there is parking to the front of the premises.

## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	4,031	374
<b>Total</b>	<b>4,031</b>	<b>374</b>

## PLANNING

Interested parties should contact Redditch Borough Council Planning Department on 01527 881 770.

## SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available at a rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 534 023.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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