



Industrial Warehouse Opportunity

To Let

27,057 sq ft

The Space

The premises is arranged over the ground and first floors and provides warehouse, office, W/C and staff welfare space.

The unit comprises the following floor areas:

Warehouse: 19,201 sq ft

GF Office: 3,928 sq ft

FF Office: 3,928 sq ft

Total: 27,057 sq ft



Unit 1

Broad Ground Road

Lakeside Industrial Estate

Redditch B98 8YS

Industrial Warehouse Unit

Highlights

- Established industrial location
- Fully fitted warehouse
- Modern two-storey offices
- Flexible lease terms available

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Description

The premises comprises a detached clear span steel portal framed warehouse, which benefits the following specification:

- 5.85m clear internal height
- 1 Level access door
- Fully fitted warehouse with heating, lighting and sprinkler system
- Modern two-storey offices
- Secure loading yard to the rear with scope to expand
- Large dedicated car park to the front with additional overflow car park to the rear.

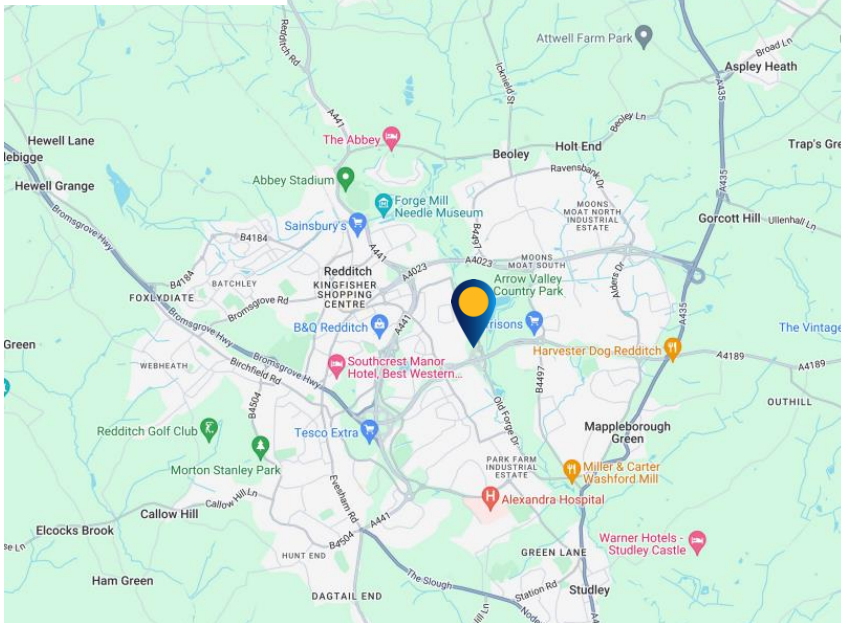
Terms

The unit is available by way of assignment or sub-lease expiring August 2026. A new lease may be available subject to Landlord negotiation.

VAT

This property is elected for VAT.

Post code:
B98 8YS



Location

The unit is located on Lakeside Industrial Estate, which is situated in the heart of an established industrial area, on Broad Ground Road, Redditch.

The estate is approximately 1.8 miles from Redditch town centre, which is easily accessible via the A441 or Holloway Drive.

The unit benefits excellent transport links, with easy access to the national road network via junction 3 of the M42, approximately 6.2 miles distant.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

D-94

Contacts

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