

# Trade Counter Unit

Unit 3, Washford Trade & Retail Park, Redditch. B98 0GZ

4,986 sq ft (463.2 sq m)

## TO LET

(Subject to VP)



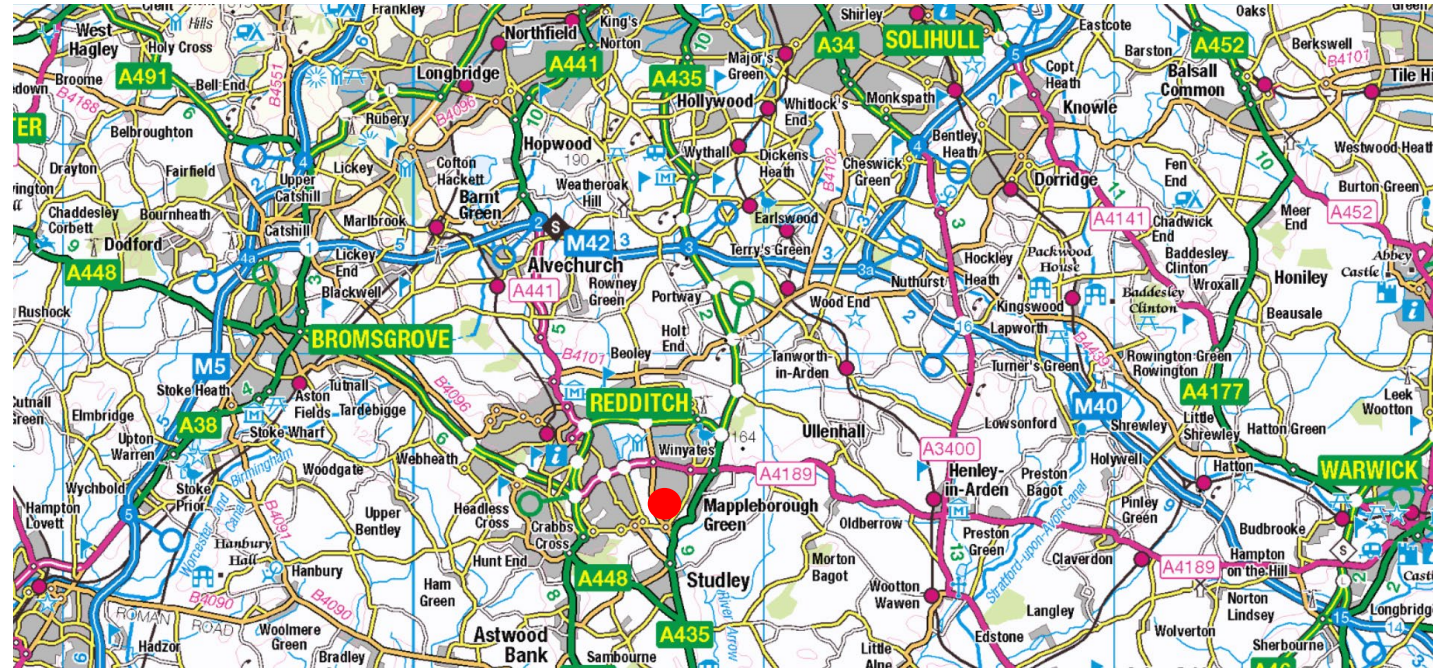
# Property Summary

- Modern trade counter unit.
- 4,986 sq ft (463.2 sq m)
- Steel portal frame construction
- Constructed in 2006
- Prominent position on Washford Road with easy access to both the M42 and M5 motorways
- Roller shutter loading door
- Dedicated car parking spaces

## Areas

From enquires of the VOA we can provide the following approximate floor areas (GIA):

Description	Area (sq.ft)	Area (sq.m)
Ground Floor Warehouse	4,948	459.7
Staff Toilets	38	3.5
TOTAL	4,986	463.2



## Location

The property is located in Redditch, a town located 13 miles south of Birmingham, 13 miles northeast of Solihull and 6 miles west of Bromsgrove.

The town has strong transport connectivity, being situated approximately 2 miles south of Junctions 2 and 3 of the M42 motorway which links to the M6 in the north and the M5 in the south.

More specifically, the property is situated on Washford Retail and Trade Park. The property benefits from a prominent position on the Washford Road, with easy access to Junction 3 of the M42 provided via the A441 dual carriageway.

Complimentary trade users on the estate include Howdens, Dreams Ltd, Greggs Plc, Angling Direct Plc and YESSS Electrical Ltd



## TERMS

The premises is available leasehold on a new eFRI lease for a term of 10 years subject to vacant possession.

## RENT

£65,000 pax, exclusive

## SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

## USE

We are seeking trade or bulky-goods retail uses. Interested parties should ensure they undertake their own due diligence to ensure their intended use is permitted.



## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## RATEABLE VALUE

The 2023 Rateable Value is £36,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

## LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.



# Contact

For further information, or to arrange a viewing, please contact Creative Retail's agency team:

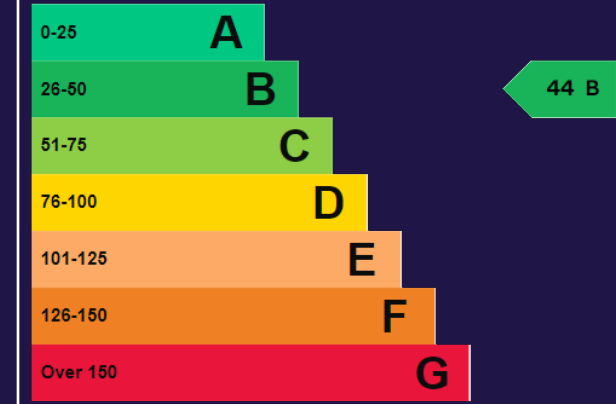
Matt Pegg MRICS  
Director  
0121 400 0407  
[matt@creative-retail.co.uk](mailto:matt@creative-retail.co.uk)

To view all our available properties, visit our website:  
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)



## EPC

The property has an EPC rating of B(44):



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PROPERTY CONSULTANTS

**0121 400 0407**

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