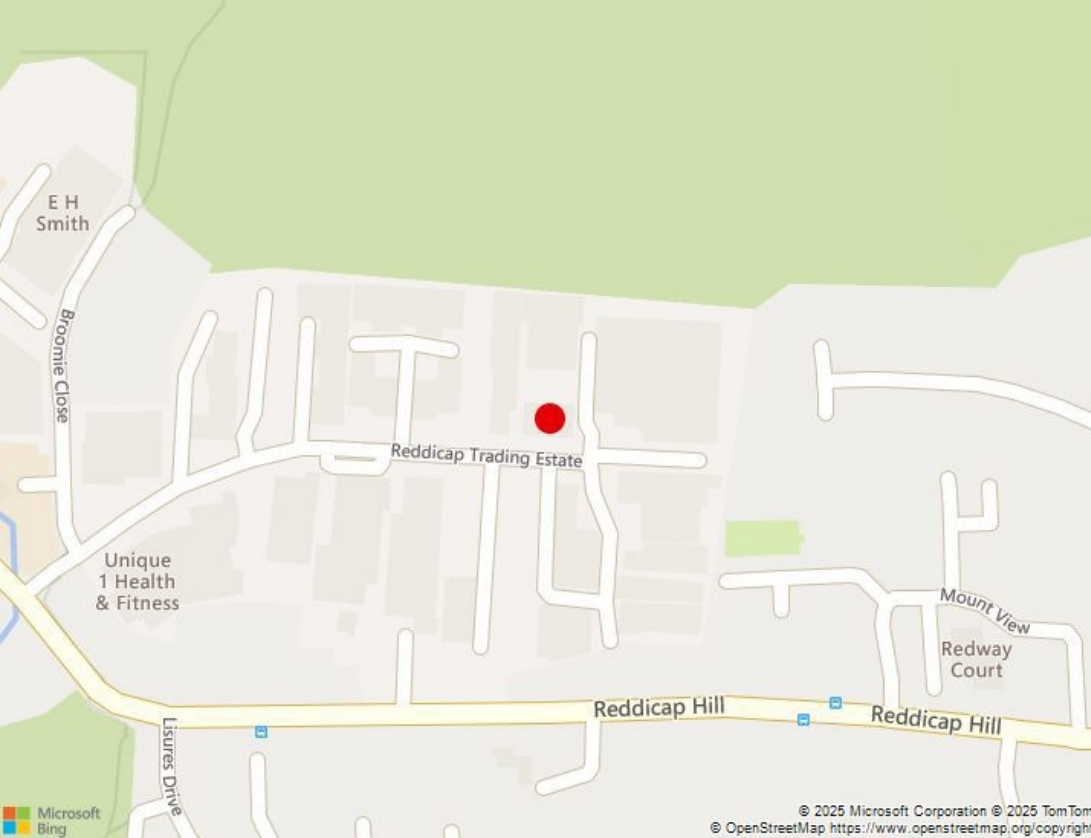


WAREHOUSE/OFFICE PREMISES - TO LET

Unit 1-2, 17 Reddicap Trading Estate, Sutton Coldfield, West Midlands, B75 7BU

2,826 SqFt (262.54 SqM) | £25,000 per annum exclusive





KEY FEATURES

- Popular location on the Reddicap Industrial Estate
- A mixture of warehouse stores and offices
- Good loading access
- Within short driving distance of Sutton Coldfield Town Centre
- On site parking
- New Lease

LOCATION

The subject property is situated within Reddicap Trading Estate which is considered to be a prominent business location within Sutton Coldfield. The building is positioned on the southern side of Reddicap Trading Estate which forms a cul de sac from Coleshill Road. The property is well located for access to various other locations including Lichfield, Tamworth and north Birmingham together with various transport connections including the M6, M6 Toll Road and M42 Motorways.

DESCRIPTION

The property comprises of a self contained end terraced warehouse/workshop with three offices, kitchenette and two WCs. The property is served by a single roller shutter access door to the side and is well presented throughout with gas central heating, LED lighting and carpet in all offices. Externally, the property benefits from six car parking spaces to the front with additional space to the side which could be utilised for two additional spaces.



Area	SqFt	SqM
WAREHOUSE / MEZZANINE	1,661.98	154.4
OFFICES	1,164.44	108.18
Total Floor Area	2,826	262.54

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TERMS

The property is available on the basis of a new Full Repairing and Insuring Lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£25,000 per annum exclusive

EPC

Energy Performance Rating E-112. Certificate available on request.

BUSINESS RATES

Rateable Value £12,500 Rates Payable 2025/2026 prior to any transitional arrangements or small business relief.

However, businesses may benefit from 100% business rate relief in 2025/2026 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

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. For a company, any person owning more than 25% must provide the same .

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable.

VIEWING

Strictly by prior appointment, please contact:



Garry Johnson

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E: garry.johnson@burleybrowne.co.uk





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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

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