



TO LET

MODERN INDUSTRIAL WAREHOUSE WITH OFFICES, YARD & EXTENSIVE COMMUNAL PARKING AREAS

Unit 2, Trafford Park Industrial Estate, Redditch, B98 7AH



**** COMPETITIVE TERMS AVAILABLE ****

10,608 sqft

(985 sqm) approx. Gross Internal Area

INDUSTRIAL WAREHOUSE PREMISES ON SECURE, WELL-LOCATED SITE

GF/FF OFFICES AND WORKS WELFARE FACILITIES

277 KVA INCOMING POWER SUPPLY





LOCATION

The subject property is located on the Trafford Park Industrial Estate, off Trescott Road approximately 0.5 miles east of Redditch town centre. Trescott Road is accessed via the Trafford Retail Park close to the island at the junction of the A4023 Coventry Highway with the Redditch Ringway. Redditch lies approximately 14 miles south of Birmingham, 12 miles south west of Solihull and 8 miles east of Bromsgrove. The town benefits from efficient road communications with Junctions 2 and 3 of the M42 lying approximately 5 miles to the north.

DESCRIPTION

The property comprises a mid-terrace industrial unit with ground and first floor offices with yard and extensive estate car parking.

The unit is of steel portal frame construction with blockwork/clad elevations surmounted by a profile metal clad roof incorporating translucent roof lights. The warehouse provides concrete floor, lighting, 7m eaves, 277 KVA incoming power with vehicular access via a single electric roller shutter door.

Ground and first floor offices are built to the front elevation, providing reception, private offices and toilets to ground floor with open plan offices to first floor. Works office, canteen and toilets are also provided for.

The offices benefit from gas fired central heating, suspended ceilings with recessed lighting, perimeter trunking, double glazed windows and doors and carpeted throughout.

Externally, the property provides a demised concrete yard with additional communal parking to the Estate also provided for.

RENT / TENURE

The unit is available on a new lease on terms to be agreed. Quoting rent on application.

BUSINESS RATES

2023 Rateable Value (Warehouse & Premises) £61,500

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	8,508.6	790.5
GF&FF Offices/ Stores/ Welfare Facilities	2,100.1	195.1
TOTAL GIA	10,608.7	985.6

EPC

Rating C (72)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own.

ANTI-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.

VIEWING

Strictly by way of the sole agents:

HARRIS LAMB

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Date: June 2025

SUBJECT TO CONTRACT



