



## Unit 56 Enfield Industrial Estate

Redditch, B97 6DE

### Trade Counter Warehouse Premises With Parking & Open Plan Warehouse

**2,642 sq ft**  
(245.45 sq m)

- Trade counter premises
- Communal car park
- Open plan warehouse
- Cellular office space provided
- Excellent transport links
- Concertina loading bays

# Unit 56 Enfield Industrial Estate, Redditch, B97 6DE

## Description

The property comprises of a mid-terrace warehouse premises of portal frame construction.

The premises benefit from pedestrian / trade counter premises from a communal car park to the northern elevation which in turn opens into an open plan warehouse space with WC, kitchen and cellular office space also provided.

A concertina loading door and loading bay located to the southern elevation.

## Location

Enfield Industrial Estate is in the Enfield district of Redditch, approximately half a mile north-west of the town centre.

The location provides ease of access to the national motorway network with Junction 2 of the M42 motorway located approximately 4 miles distant.

Birmingham city centre is situated 12 miles to the north and Worcester city centre 14 miles to the south-west.

## Terms

The property is available on a new FRI lease, with length to be agreed, at a quoting rental of £24,000 per annum (exclusive).

## VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

## Rateable Value

RV £14,750

## Legal Costs

Both parties are responsible for their own legal and surveyor's costs incurred during the transaction.

## Service Charge

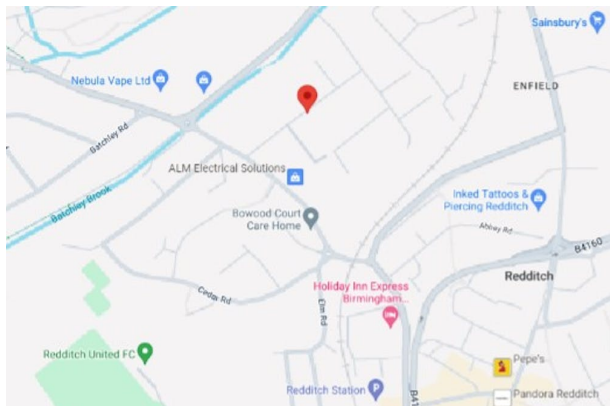
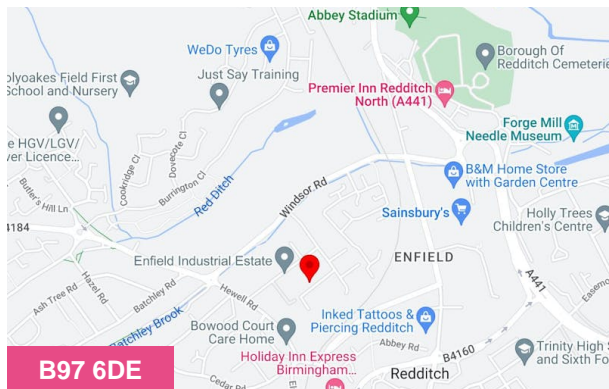
Not applicable. The tenant will be responsible for the up-to-date payment of the building insurance premium.

## Energy Performance Certificate (EPC)

Available upon request from the agent.

## Anti-Money Laundering

The successful applicable will be required to provide two forms of ID in line with anti-money laundering regulations.



## Summary

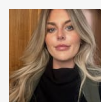
<b>Available Size</b>	2,642 sq ft
<b>Rent</b>	£20,000 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



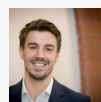
### Edward Siddall-Jones

0121 638 0500 | 07803 571 891  
edward@siddalljones.com



### Sophie Froggatt

0121 638 0500 | 07842013854  
sophie@siddalljones.com



### Ryan Lynch

0121 638 0800 | 07710022800  
ryan@siddalljones.com



### Scott Rawlings

0121 638 0500 | 07745521712

## Services

We understand that all mains' services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## Availability

The warehouse is available immediately upon completion of legal formalities.

## Planning Permission

We understand that the premises has planning permission granted under uses B2 (General Industrial) and B8 (Storage and Distribution).

## Viewing

Strictly via the sole agent Siddall Jones.