

To Let

GJS | Dillon

The Commercial Property Consultants



Unit 4A2 Millsborough House, Ipsley Street, Redditch B98 7AL

Refurbished Business Unit with Car Parking

- 1,160 sq ft (107.74 sq m) GIA
- Recently fully refurbished
- Town centre location providing proximity to local amenities
- Large communal onsite car park
- Good sized workshop with roller shutter door
- Rear office/ancillary area

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

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Location

Redditch is a town in north east Worcestershire 13 miles north east of Worcester, with the neighbouring towns of Bromsgrove and Droitwich lying nearby to the west.

Redditch has extremely good road communication links, with the Birmingham Road (A441) running north to Junction 2 of the M42 (five miles from the subject) and the A435 providing access to Junction 3 of the M42. Redditch is also served by the Bromsgrove Highway (A448) which runs north west from Bromsgrove and subsequently the A38, which provides direct access to the M5 motorway. Redditch also has a mainline railway station which provides direct links into Birmingham.

The property is situated on Ipsley Street, which lies on the southern fringes of Redditch town centre. The main shopping area of the Kingfisher Centre is approximately 250 yards west of the subject.

Description

Millsborough House comprises a former manufacturing property that has since been sub divided to provide office and business units. A ground floor business unit know as unit 4A2 is now available to lease.

Internally, the unit is well presented having been recently refurbished and is sub divided to provide a front workshop area and rear office/ancillary area. The unit has a roller shutter frontage to the communal car parking area and to the rear has a glazed elevation to Lodge Road.

Front workshop area	797 sq ft	74.03 sq m
Rear office area	363 sq ft	33.71 sq m
Total	1,160 sq ft	107.74 sq ft

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of E.



Guide Rental £500 per calendar month

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value	£4,7000
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**If this is your only business premises, then there will likely be full small business rates relief.*

Legal Costs

The Landlord will prepare an in-house lease.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01527 872525/01905 676169

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

