

Colemeadow Road Industrial Estate

Redditch B98 9PB

Warehouse | 1,678 - 1,681 ft²



Excellent location by M42



LED lighting throughout



Good working height

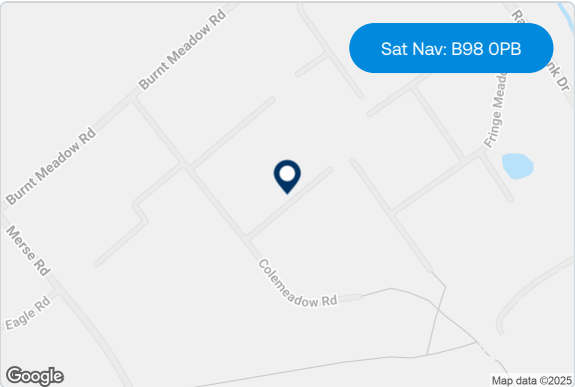
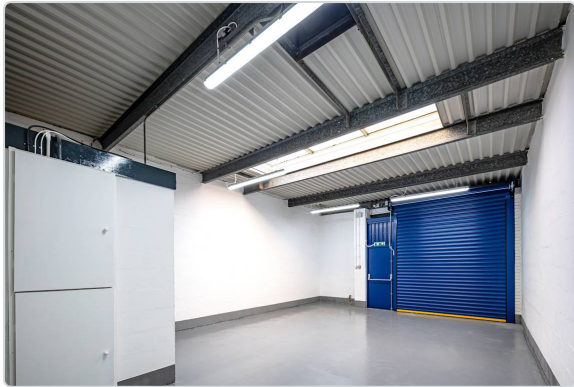


Ample parking

Available to Let



LastMileFirst | mileway.com



Description

Offering a convenient and functional workspace, the units at Colemeadow Industrial Estate feature good working height and roller/concertina door access. The units benefit from a water supply, 3-phase power and ample communal parking.

Location

Colemeadow Industrial Estate is recognised as arguably the most prestigious of the industrial locations in Redditch. Junction 3 of the M42 is four miles to the north via the A435, bringing the M40 interchange within 10 minutes' drive and links to the M5, M6 and M69

Further information

- EPC**
Unit 18: E, Unit 20: D, Unit 21: D
- Rent**
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.
- Terms**
Available on new full repairing and insuring leases.
- Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

Jessica Wood
midlands@mileway.com
0121 368 1760



Accommodation:

Available units:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 18	Warehouse	1,681	Immediately	1,625
Unit 20	Warehouse	1,678	Immediately	1,650
Unit 21	Warehouse	1,679	Immediately	1,625
Total		5,038		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway