

INDUSTRIAL / WAREHOUSE UNIT



Unit 10 Kingfisher Business Park, Lakeside, Redditch

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- 1,816 sq ft (168.71 m<sup>2</sup>)
- Ground Floor Workshop & Warehouse
- First Floor Offices
- Meeting Room
- £18,000 pa + VAT

# Unit 10 Kingfisher Business Park, Lakeside, Redditch, B98 8LG

## Location:

Heading North of Holloway Drive Lakeside take the left hand turning for Arthur Street. Follow the road around and just after Kilpatrick Carriers take a right and then take a left and Kingfisher Business Park is straight ahead.

## Description:

The property is accessed via a glazed door at ground floor level which leads into a lobby. Straight ahead is a disabled access WC facility with toilet and sink. To the right hand side of the lobby is the warehouse/workshop area which has its own sectional overhead access door for loading vehicles. Within the main warehouse/workshop area are two further office/store rooms and a ground floor kitchen area. There is a staircase that runs from the ground floor lobby to the first floor, at the top of the stairs is a toilet facility used for the offices at first floor level. From the lobby at the top of the stairs you can turn right into the main open plan office area. This area is ideal for an open plan office but also has the added benefit of a separate room used for accounts and a further room as a board room or directors room.

There are climate control units giving hot and cold air, a suspended ceiling with LED lights, various 13 amp sockets and data points. There are large windows to the front of the office building giving plenty of natural light.

## Floor Area:

Gross Internal Area (GIA) is 1,816 sq ft (168.71 m2)

## Price:

£18,000 Per Annum

## Tenure:

New Lease Available

## Service Charge:

£ £239.19 per month (2025/26)

## Rateable Value

From 1 April 2026 £14,500

Current 1 April 2023 to present £11,750, source: [www.voa.gov.uk](http://www.voa.gov.uk) .

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

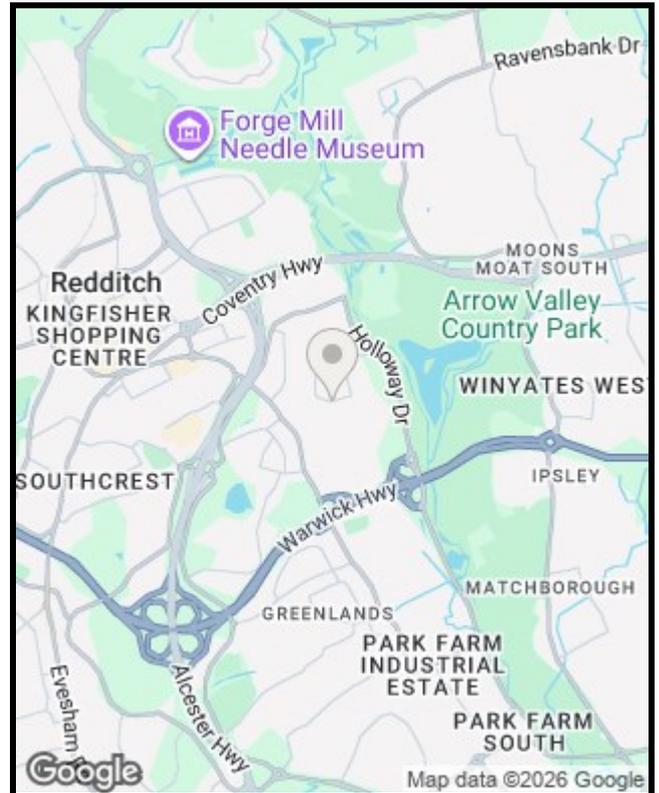
## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

The Energy Performance Rating of the property is to be confirmed.

A full copy of this report will be available from the agent's office upon request.



## Viewing:

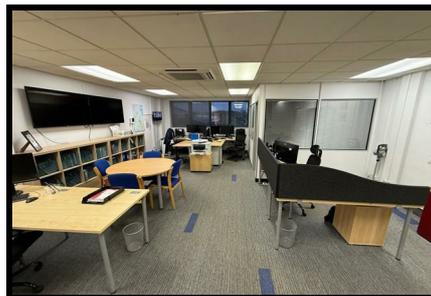
Viewing strictly by prior appointment with sole agent:

## Richard Johnson:

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## GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).



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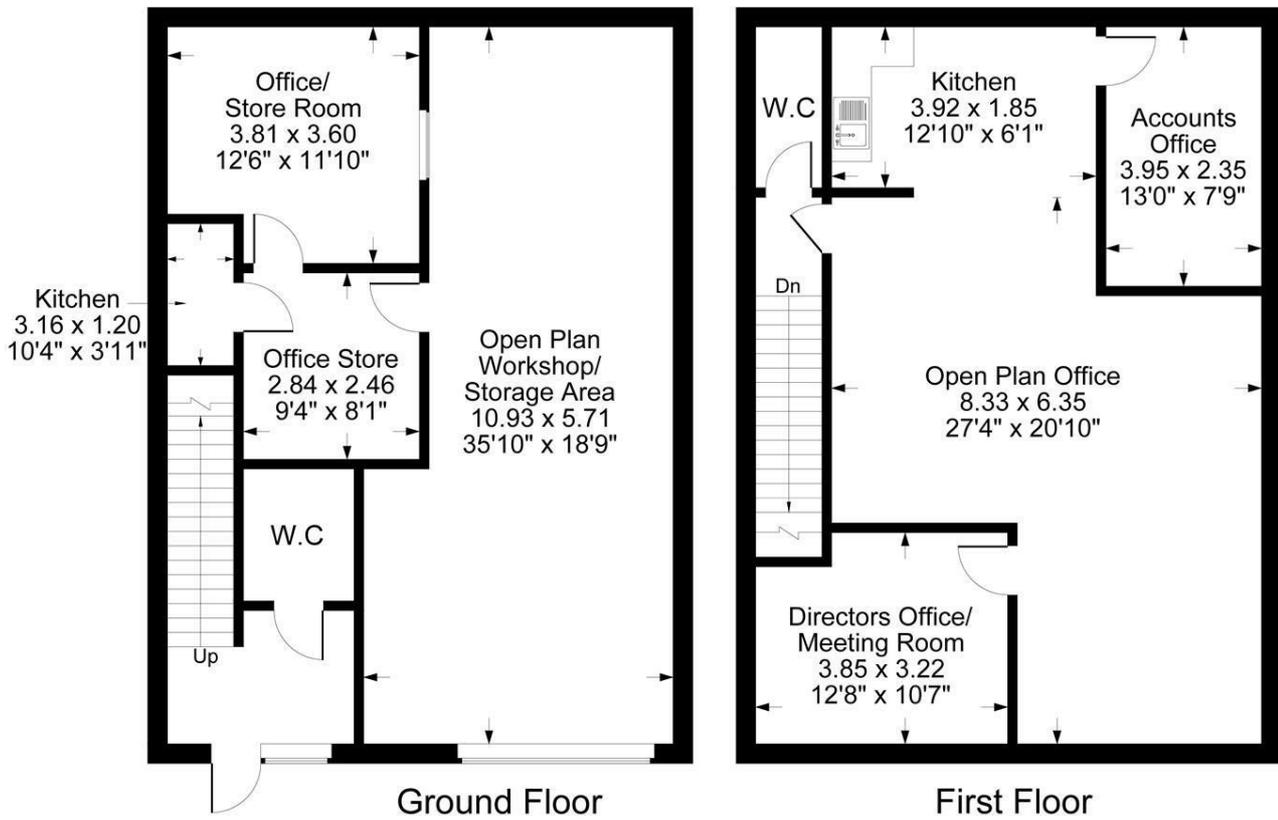


Illustration for identification purposes only, measurements are approximate, not to scale.