

## INDUSTRIAL / WAREHOUSE UNIT



### Unit 1 Riverside Industrial Estate, Meir Road, Redditch



Richard Johnson



Sophie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 4,478 sq ft (416.19 m2) GIA
- Roadside Unit on Tidy Estate
- Ground & First Floor Offices
- 12 Parking Spaces
- £580,000 + VAT



# Unit 1 Riverside Industrial Estate, Meir Road, Redditch B98 7SY

## Location:

Heading North of Old Forge Drive after the roundabout where Greggs the Baker are located take the third exit on your left which is Meir Road and the unit is located immediately on the left as you enter the estate.

## Description:

The property is accessed via a car park and a path that leads to the gable end of the building where a set of pedestrian doors leads into the main reception area of the ground floor. From this area to the right are two toilets off a lobby. To the left hand side is the main ground floor office and off this is the board room/directors room. There is pedestrian access to the main warehouse from the board room and the main reception area.

The main warehouse area is open plan and has a concrete floor slab under foot with a roller shutter access door to the far end along with a further pedestrian door. There is a staircase which leads to a first floor which includes a large open plan office with a further meeting room to the far end and a storage cupboard next to the stairs.

Outside there is a parking/yard area which has allocation for 12 car parking spaces with further spaces created if tandem parking is implemented.

## Floor Area:

Gross Internal Area (GIA) is 4,478 sq ft (416.19 m2).

## Price:

£580,000 + VAT

## Tenure:

Freehold.

## Service Charge:

To be confirmed.

## Rateable Value

£22,250 (1 April 2023 to present), 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.

## Legal Costs

Each party pays their own legal costs.

## VAT:

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

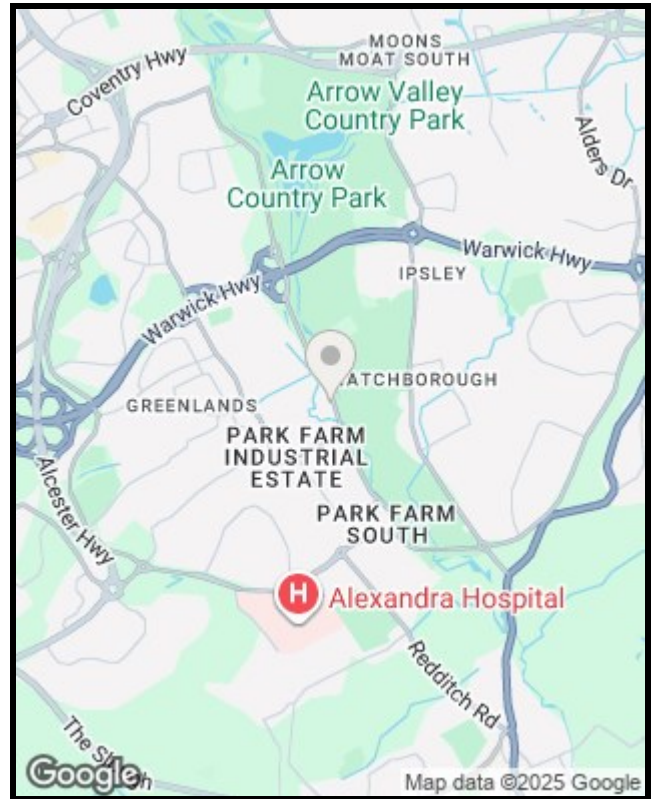
## EPC:

The Energy Performance Rating of the property is = D.

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

## Viewing:

Viewing strictly by prior appointment with sole agent:



## Richard Johnson:

Westbridge Commercial Ltd

1st Floor Offices

3 Trinity Street

Stratford Upon Avon

CV37 6BL

Tel: 01789 415 628

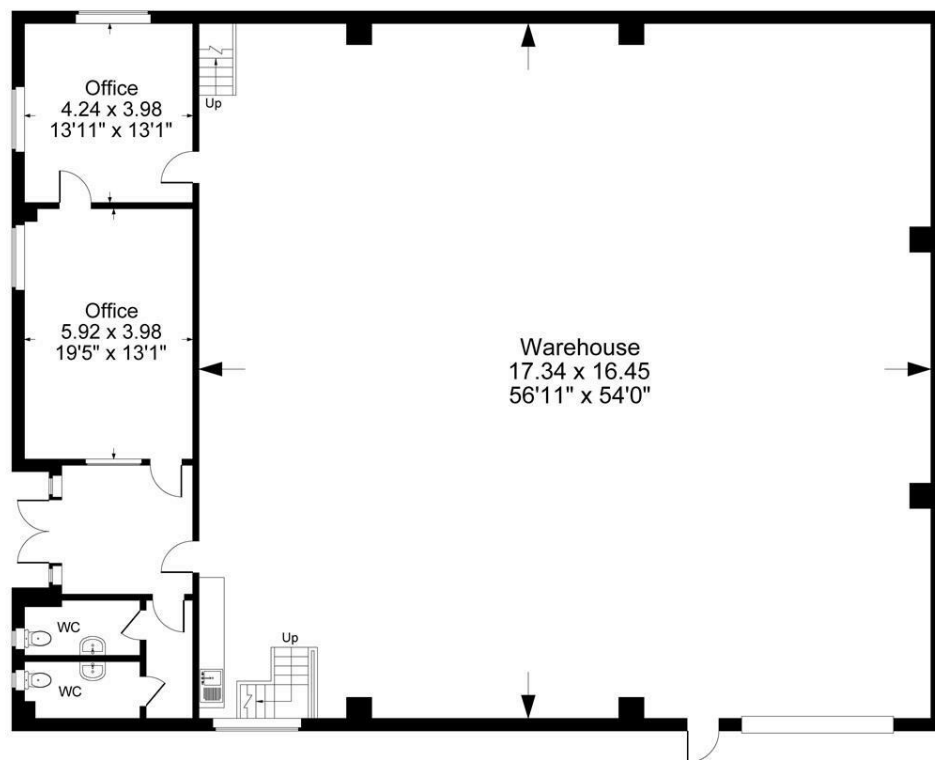
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## 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).

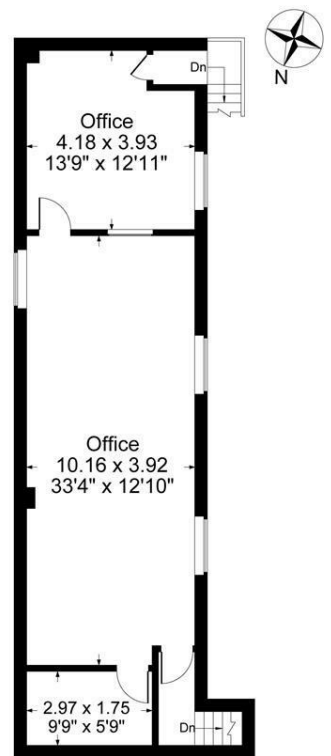


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Ground Floor

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



First Floor



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