



RED MILL TRADING ESTATE

HOLLOWAY BANK | WEDNESBURY | WS10 ONP

www.redmilltradingestate.co.uk



QUALITY REFURBISHED INDUSTRIAL UNITS SIZES FROM 2,017 - 40,153 SQ FT **TO LET**

- SECURE GATED ESTATE WITH CCTV, PIR LED ESTATE LIGHTING & NUMBER PLATE RECOGNITION
- UNITS REFURBISHED TO A HIGH STANDARD

LOCATION

Red Mill Trading Estate fronts on to three roads, Holloway Bank, Globe Street and Rigby Street, with Globe Street acting as the main entrance to the Estate.

Holloway Bank provides direct access to the A41 which is one of the main arterial routes which services the Black Country. Access to the national motorway network is via Junction 9 of the M6 Motorway being approximately one mile to the east.

DESCRIPTION

Red Mill Trading Estate provides a range of refurbished industrial units within a secure gated business environment.

The units are of steel portal frame construction with part brick, part steel clad elevations beneath pitched roofs.

The units benefit from the following specification:

- New LED lighting
- Eaves heights of approximately 4m
- Level access loading door
- New hard wearing painted epoxy floor
- 3 phase electricity supply
- Gas and water supply
- DDA compliant toilet facility
- Dedicated loading area and car parking

ACCOMMODATION

	SQ FT	SQ M		SQ FT	SQ M
1	5,300	492.3	15	2,017	187.3
2-3	16,967	1,576.2	16	2,861	265.7
4	2,448	227.4	17	4,988	463.3
10	4,979	462.5	18	5,119	475.5
11	2,645	245.7	20	21,255	1,974.6
12	2,479	230.3	25-28	40,153	3,730.3
13	5,048	468.9	RED MILL HOUSE	3,836	356.3

Units are available individually or combined to satisfy larger size requirements. Please contact Goold Estates for current availability.

ESTATE FEATURES

- Well known established business location well placed to service the West Midlands area.
- Site security provisions including fully fenced and gated secure site with remotely monitored CCTV including tannoy system, number plate recognition system and PIR LED Estate lighting.
- Refurbished units configured to offer a variety of different sized units.
- Good communal estate car parking available.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common areas of the Estate services including security. Further details are available on request.

LEASE TERMS

The premises are available on a leasehold basis for a term of years to be agreed.

RENT & LEASE TERMS

Please contact Goold Estates for rents and lease terms.

BUSINESS RATES

The Tenants will be responsible for the payment of Business Rates direct to the Local Authority.

EPC

EPC's are available on request or [click to download](#).

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 11.17.



LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWINGS AND FURTHER INFORMATION

Please contact the sole agents:

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DEVELOPED BY:

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