

72 Arthur Street, Redditch, Worcestershire, B98 8JY



FOR SALE

Freehold, Industrial Premises with Yard
Gross Internal Area: 9,133 ft² (848.47 m²)

Location

The property is situated on Arthur Street within the Lakeside Industrial Estate, Redditch.

Lakeside is an established industrial location, conveniently situated for access to J2 of M42 via A441 and J3 of M42 via A435. The M42 provides direct access to the wider motorway networking including the M5, M6, M40 motorways.

Both Birmingham City Centre and Birmingham Airport can be reached in under a 30-minute drive time.

Description

The property comprises a detached industrial premises with two storey offices to the front and warehouse/workshop accommodation to the rear set behind a forecourt car park.

The offices comprise a reception area, welfare facilities and three interconnecting offices.

The first floor provides a large open plan office/workshop area and additional office space accessed via a wooden staircase off the reception area.

The rear warehousing comprises two interconnecting units and a further unit to the side with access to an enclosed concreted yard.

The accommodation benefits from concrete flooring, 300 AMP three phase electricity supply, gas fired heating, compressed air throughout and two loading doors.

Externally the property benefits from forecourt car parking and two enclosed yard areas.

Accommodation

Ground Floor	8,160 ft2 (758.08 m2)
First Floor	973 ft2 (90.4 m2)
Total (GIA)	9,133 ft2 (848.48 m2)

Site Area: 0.378 Acres (0.152 Hec) approx.

Pricing

Offers in the region of £775,000 are sought, subject to contract.



Tenure

The property is held freehold under title number WR37784.

VAT

All prices are exclusive of VAT which we understand is not payable.

Rateable Value

RV: £39,000
Rates Payable: £19,500 per annum approx.

Energy Performance Certificate

Available upon request from the agent.

Use Class

We understand that the property has consent under use class B2 (General Industrial) and B8 (Storage and Distribution).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

Services

It is understood that all mains' services including three phase electricity are available on or adjacent to the estate.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**