



Factory / Warehouse Unit

3712 SQFT PLUS 1023 SQFT MEZZ STORAGE

32a Heming Road, Washford Ind Estate, Redditch, B98 0NH

For Sale

- GIA 3712 SQFT
- PROMINENT POSITION
- CONVENIENT LOCATION
- PLUS 1023 SQFT MEZZ STORAGE
- SECURE YARD
- FREEHOLD

Location

Located on the very popular and established industrial estate at Washford, which provides excellent access to all other areas of the Town and to the nearby A435 (Birmingham-Evesham Road), leading directly to the M42 just north of the Town. The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connects directly to the M5, M6 and M40.

The Washford Industrial Estate is convenient for the adjacent residential area of Matchborough, the local shopping centre, and the bus route along Matchborough Way, which provides a regular service to and from the Town Centre.

Unit 32a occupies a prominent position, with frontage along Heming Road

Description

The Property comprises a single-storey Factory/Warehouse with integral two storey offices and welfare accommodation. The property has been recently redecorated and the roof was replaced including the skylights within the last twelve months

The Total Gross Internal Area is some 3,712 sq feet (345 sq metres) In addition, there is a further 1023 sq ft (95 sq m(GIA) of mezzanine stores.

Outside, there is a fenced and gated yard.



Accommodation

The accommodation is arranged as follows:-

(a) Main Workshop

Access is provided to the Yard by way vehicular folding door and personnel door. There is a two storey Office, Kitchenette and WC. The maximum working height is some 24'0" (7.32m). Lighting is provided by way of sodium/LED units. Warm air gas blown heating is provided in the warehouse, however no guarantees or warranties will be provided.

(b) Mezzanine Storage

(c) Outside there is a secure fenced and gated yard of circa 253 sq yards.

Purchase Price

POA

Services

All mains services are available.

Rateable Value

£22,750

Tenure

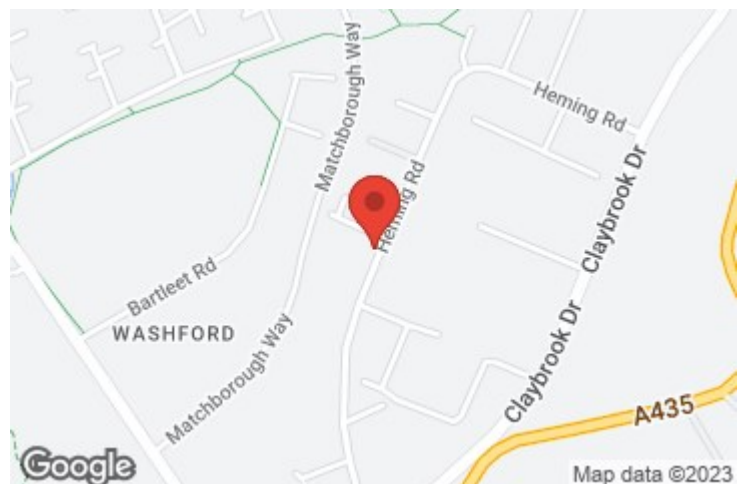
Freehold

Legal Fees

Each party to bear their own costs.

Viewing

Strictly by appointment with our Reception – 01527 584242



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