



## Modern Business Unit

3,552 SQFT GIA

Unit 10 Waterloo Park, Bidford-on-Avon, Warks, B50 4JG

# For Sale

- MODERN BUSINESS UNIT
- QUALITY WORKS/STORES AND OFFICES
- POPULAR INDUSTRIAL LOCATION
- GIA 3552 SQFT
- FITTINGS TO A HIGH STANDARD
- FOR SALE

## Location

Bidford-on-Avon is a rapidly expanding commercial and residential town in South Warwickshire, situated on the A439, 7 miles to the west of Stratford-upon-Avon and a similar distance from Evesham. The town is within easy reach of a number of business centres and readily accessible to the M5 Motorway. The M40 and M42 Motorways, accessed at Warwick (10 miles), provide easy access north to Birmingham, the West Midlands conurbation and London and the south-east.

## Description

The property comprises a mid terraced portal framed Business Unit arranged as ground floor Workshop and Stores with first floor Offices.

The Ground Floor has a floor area of 2331 sqft which is arranged as Main Works areas via roller shutter door and LED lighting; Reception separate Male and Female WCs; and various Stores and Production areas. The first floor comprises a good complement of Private and General Offices of 1221 sqft.

The total Gross Internal Floor area is 3552 sqft.

The property is fitted to a good standard throughout.

Out side there is demised parking together with communal parking within the Estate.

## Services

All mains services, save for gas, are available.



## Tenure

Virtual freehold - 125 yr lease from 1988

## Purchase Price

£345,000 (no VAT)

## Rateable Value

TBC

## Energy Performance Certificate

tbc

## Legal Fees

Each Party to bear their own fees.

## Viewing

Strictly by appointment with our reception on 01527 584242

## Area Map



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