



**Detached Prominent Factory Warehouse**  
**GIA 33,801 SQFT (3141 SQM)**

**Fir Tree House Heming Road / Claybrook Drive, Redditch,  
B98 0DT**



# To Let / Might Sell

- **PROMINENT LOCATION**
- **LOFTY FACTORY WAREHOUSE**
- **SECURE YARD AND PARKING**
- **33,801 SQ FT**
- **TWO STOREY OFFICES**
- **NEW LEASE OR FREEHOLD**

## LOCATION

The Property is situated in a prominent location at the junction of Heming Road and Claybrook Drive on the popular Washford Industrial Estate, which is situated approximately two miles to the south east of Redditch Town Centre.

The area benefits from excellent access to the Midlands motorway network with the A435 leading to Junction 3 of the M42 motorway approximately 5 miles to the north.

## DESCRIPTION

The Property comprises a detached factory warehouse with attached two storey office accommodation, situated on a total site of 1.57 acres.

The accommodation is arranged as two bay lofty (5.7 metres eaves) Warehouse benefiting from 2No Loading Doors, separate Male and Female WC's, Canteen and Works Office. In addition there are attached two storey high quality Offices and Showroom facilities providing ample open plan and private office areas together with Welfare facilities all accessed via impressive full height Entrance Hall Reception Area.

The total Gross Internal Floor Area is 33,801 sq ft (3,142 sqm).

The Property is of modern construction and has been well maintained and upgraded by our clients in recent years with the installation of double glazed upvc windows to the offices, overhaul re-cladding of the roof and skylights and upgrading of the heating systems.

Externally, the Property benefits from secured fenced and gated Car Parking to the front, facing on to Claybrook Drive,

together with further additional Car Parking and loading space along Heming Road and secured fenced and gated Yard to the rear.

## TENURE

New Business Lease Full Repairing and Insuring Terms for a Lease of 5 or more years.

Alternatively our Clients will give consideration to a sale of their Freehold interest.

## RENT / PURCHASE PRICE

Rent £230,000 per annum

Purchase Price - on application.

no VAT

## RATEABLE VALUE

£86,500

## ENERGY PERFORMANCE CERTIFICATE

c (67)

## SERVICES

All mains services are available and connected.

## LEGAL FEES

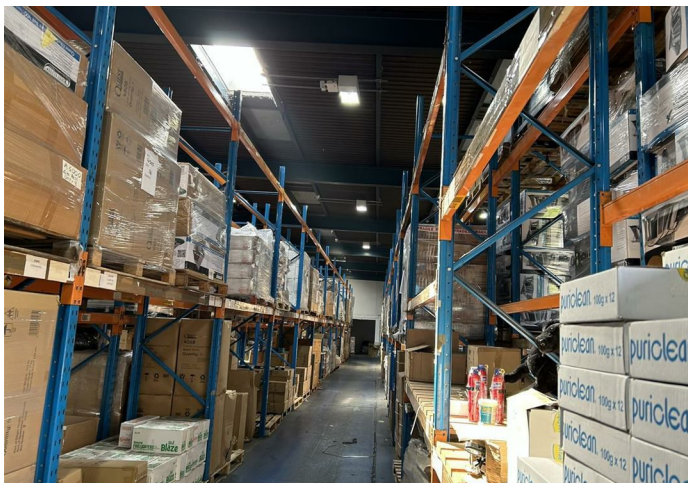
Each Party to bear their own costs

## ANTI-MONEY-LAUNDERING

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

## VIEWING

Strictly by appointment with our Office on 01527 584242



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