



Modern Factory Warehouse

GIA 9,508 SQFT (884 SQFT) PLUS MEZZ FLOOR 2561 SQFT

**Units 33 & 34 Heming Road, Washford Industrial Estate,
Redditch, B98 0DP**

For Sale

- MODERN FACTORY WAREHOUSE
- MEZZANINE FLOOR 2,561 SQ FT
- SECURE YARD
- 9,508 SQ FT GIA
- EAVES HEIGHT 4.5M
- VIRTUAL FREEHOLD

LOCATION

The Premises are located on the popular Washford Industrial Estate, which is situated approximately 4 miles south east of Redditch Town Centre. The area benefits from excellent access to the motorway network with the A435 leading to Junction 3 of the M42, approximately 5 miles to the north.

The M42 provides easy access to the National Exhibition Centre and Birmingham International Airport and connects directly to the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

DESCRIPTION

The Property comprises an end terraced pair of Factory Warehouse Units with attached single storey Office accommodation.

The Property is of steel frame construction with a pitched insulated roof incorporating north lights and a cavity brick and blockwork walls.

Internally, the accommodation is arranged as follows:-

Offices:- Entrance Hall providing access to open plan Office, Kitchenette and Male and Female WC's.

Warehouse:- Two bay Warehouse benefitting from 2 no. roller shutter doors and a minimum working height of 4.5 metres. Heating by way of gas fired warm air blowers and fluorescent lighting throughout. The total Gross Internal Floor Area is some 9,508 sq ft (884 sqm).

In addition, there are additional Stores at Mezzanine level, having a further 2,561 sq ft (238 sqm).

Outside to the rear is a secure fenced and gated Yard accessed via a rear service road, in addition to the front of the Offices is communal parking.

ASKING PRICE

£925,000 plus VAT.

TENURE

Virtual Freehold - 999 yr lease

TIMING

The Vendors are seeking a swift exchange with completion to occur on vacant possession in October of this year.

SERVICES

All mains services are available and connected.

RATEABLE VALUE

£46,500.

LEGAL FEES

Each Party to bear their own costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

VIEWING

Strictly by appointment with our Office on 01527 584242



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.