



Detached Factory Warehouse

12,688 SQFT PLUS 715 SQFT MEZZ STORAGE

Premises at Brickyard Lane, Studley, Warwickshire, B80 7FF

To Let / For Sale

- DETACHED FACTORY WAREHOUSE.
- AMPLE YARD AND CAR PARK.
- LOFTY EAVES HEIGHT.
- 12,688 SQFT PLUS MEZZ FLOOR 715 SQFT.
- FIRST FLOOR OFFICES.
- FREEHOLD OR NEW LEASE.

Location

The Property is located on the fringe of Studley, which is a large village in North Warwickshire, which lies on the main A435 between Alcester and the M42 Motorway.

Brickyard Lane is conveniently located, with access via A441 to Redditch as well as the A448 and A435, with Junctions 2 & 3 of the M42 being within approximately 10 minutes' drive.

Description

Welcome to this exceptional industrial unit located at Brickyard Lane in the charming village of Studley. This detached factory warehouse offers an impressive 13,403 sq ft of space, providing ample room for various business ventures.

One of the standout features of this property is its lofty eaves height, allowing for great vertical storage capacity and flexibility in usage. The generous yard and car park space further enhance the practicality and convenience of this unit, making it ideal for businesses requiring storage or manufacturing facilities.

Being offered as a freehold property, this is a fantastic opportunity to secure a long-term investment in a desirable village location. Studley's tranquil surroundings combined with the functionality of this industrial unit make it a rare find in today's market.

Don't miss out on the chance to own a piece of this thriving village community while investing in a property

that offers both space and potential for growth. Contact us today to arrange a viewing and explore the possibilities that this industrial unit at Brickyard Lane has to offer.

Tenure

Freehold or new Business Lease for term of 5 or more years with the Tenant responsible for all outgoings.

Freehold

£890,000

Rent

£65,000 per annum exclusive

Services

All mains services are available.

Business Rates

£45,250

EPC

tbc

Legal Fees

Each Party to bear their own fees.

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 reception on 01527 584242

Area Map



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.