



Modern Factory Warehouse

GIA 2260 SQFT

29 & 30 Colemeadow Road, North Moons Moat, Redditch,
Worcestershire, B98 9PB

For Sale

- MODERN FACTORY WAREHOUSE
- PAIR UNITS
- FREEHOLD
- 2260 SQFT GIA
- FORECOURT PARKING
- POPULAR AND PROMINENT ESTATES

LOCATION

North Moons Moat is recognised as the premier industrial location in Redditch. Junction 3 of the M42 Motorway is approximately 4 miles to the north, via the A435, with the M40 Interchange being within 10 minutes' drive, with excellent links to the M5 and M6 Motorways. A number of nationally known companies are within the vicinity, including Amazon, Lear Group, Thorlux and Kettler (GB) Ltd, along with many established local and regional companies.

DESCRIPTION

Units 29 & 30 are a pair of single storey inter-connecting Factory/Warehouse Units, each benefit from vehicular and pedestrian access; WCs and kitchenette facilities. The Gross Internal Area (GIA) extends to approximately 2260 sq ft (210 sq m). The Unit minimum working height extends to 10'7" (3.23m).

Externally, the Unit benefits from a concrete surfaced Forecourt, providing access to the loading door. Communal parking is provided within the Estate.

TENURE

Long leasehold 999 year lease

PURCHASE PRICE

£310,000 plus VAT

RATEABLE VALUE

£14,000

SERVICES

All mains services are available.

LEGAL FEES

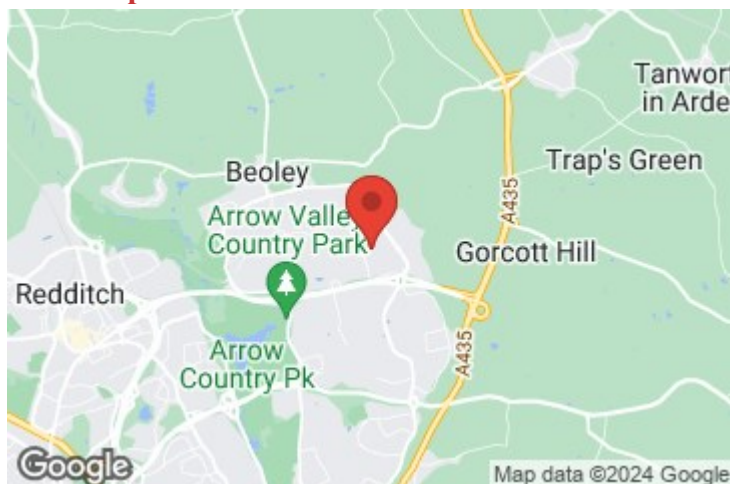
Each party to bear their own fees.

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.