



Modern Detached Factory Warehouse

GIA 25,223 SQFT (2439SQM) PLUS MEZZ FLOOR 3397 SQFT (316SQM)

Woolaston Road, Park Farm, Redditch, Worcs, B98 7SG

For Sale

- MODERN DETACHED FACTORY WAREHOUSE
- 1.384 ACRES INC CAR PARK AND YARD
- INTEGRAL TWO STOREY OFFICES
- 25,223SQFT PLUS MEZZ 3397 SQFT
- LOFTY WAREHOUSE
- EASY ACCESS TO M42

Location

The property is located at the corner of Howard Road and Old Forge Drive in the popular and established Park Farm Industrial Estate, which benefits from being at the heart of the motorway network with Junctions 2 & 3 Of the M42 being only 4 miles north via the A441 and A435 respectively. Junctions 4 & 5 of the M6 provide good access to Birmingham and the north, as well as Worcester and the south.

The premises are located on the outskirts of Redditch with the Town Centre being 1½ miles to the west. Evesham is located 6 miles to the south and Solihull 4 miles to the north.

Description

The Property comprises a detached modern Factory Warehouse arranged as lofty warehouse benefiting from two vehicular access doors, an eaves height of 6.06m and heating via gas fired warm air heaters, together with two mezzanine platform stores..

In addition there are attached two storey offices providing a combination of both General and Private Office and a good complement of welfare facilities. The offices are fitted to a high standard throughout, having been refurbished in recent years. Heating and lighting are installed together with double glazed aluminium framed windows.

The accommodation is arranged as:

Warehouse - 19,294 sqft



Offices including WCs and kitchenette 5,929sqft
Total GIA = 25,223 sqft ((2344sqm)

Plus two mezzanine platforms within the warehouse of 3,397sqft.

Outside there is an large car park together with fenced and gated secure yard.

Tenure

Virtual freehold

Purchase Price

£2.15m plus VAT

Services

All Mains services are connected

Business Rates

Rateable Value £141,000

EPC

tbc

Anti Money Laundering

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

Viewing

Strictly by appointment with our reception on 01527 584242 or Ian Parker 07977008815

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.