



Detached Factory Warehouse

15,551 SQFT PLUS MEZZ FLOOR 5,791 SQFT GIA

2c Eagle Road, North Moons Moat, Redditch, Worcs, B98 9HF

For Sale

- 15,551 SQFT GIA
- LOFTY WAREHOUSE EXTENSION 31'3"
- TWO STOREY OFFICES
- MEZZ FLOOR 5,791 SQFT
- SOLAR PANELS
- FREEHOLD

Location

The Property comprises a detached, single-storey 3-bay Factory/Warehouse with integral two-storey Office accommodation, located on Eagle Road, which forms part of the North Moons Moat Industrial Estate situated approximately 1½ miles east of Redditch Town Centre and 10 minutes from Junctions 2 & 3 of the M42 Motorway.

Description

The Property has been extensively modernised and refurbished and is arranged as three distinct Bays; the first including air-conditioned two-storey Office accommodation, Production Area; Middle Bay Warehousing, having an eaves height of some 19'1". The Property was extended by way of an additional lofty Warehouse, benefitting from an eaves height of 31'3" and separate roller-shutter door access from the Yard.

A substantial mezzanine floor of 5791 sqft has been installed, providing additional stores within the warehouse.

The total Gross Internal Floor Area is some 15,551 sq ft.

The Property is constructed with 3 No. portal frames supporting lined, encapsulated and over clad profile steel cladding sheets to the original portion and lined profile steel cladding to the new Extension with walls of both masonry and lined profile steel cladding. Floors are of power-floated concrete of unspecified, but

assumed to be adequate, load-bearing capacity throughout.

The property also benefits from solar panels on the roof.

Outside, the Property occupies a site of some 0.066 acre, which is fenced and gated.

Services

All Mains Services are available

Tenure

Freehold

Purchase Price

£1,750,000

Rateable Value

£77,000

Legal Fees

Each party to bear their own fees.

EPC

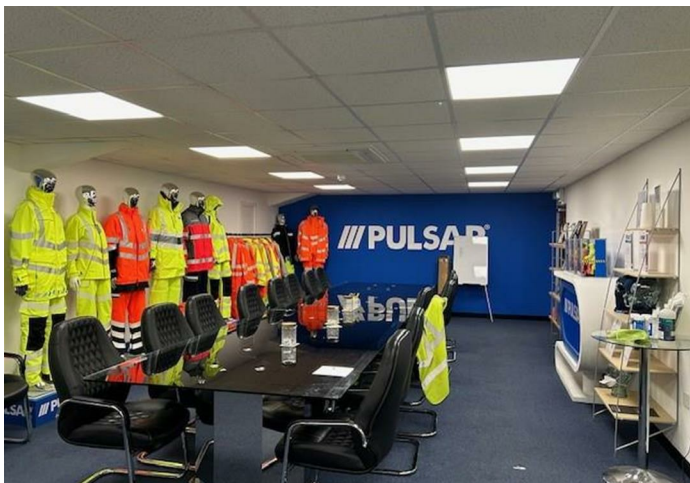
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Anti Money Laundering

In accordance with 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.