

For Sale

GJS | Dillon

The Commercial Property Consultants



54 Enfield Industrial Estate, Redditch B97 6DE

Freehold Trade Counter / Industrial Property

- Offers in excess of £300,000
- 2,642 sq ft (245.61 sq m) GIA
- Warehouse space with a loading/unloading bay to the front
- Situated on a popular industrial estate, four miles from Junction 2 of the M42
- Self-contained office space with separate access

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

For Sale

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Location

Unit 54 Enfield Industrial Estate is located in the Enfield district of Redditch, approximately half a mile north-west of the town centre. Junction 2 of the M42 motorway lies approximately four miles distant providing access to the M42 and beyond to the M5, M40 and M6 motorways.

Birmingham City Centre is situated 12 miles to the north and Worcester City Centre is situated 14 miles to the south-west. Redditch has a mainline railway station that is situated half a mile south of the Enfield Industrial Estate with frequent trains direct to Birmingham New Street. Birmingham International Airport is easily accessible.

Description

The property comprises a mid-terrace commercial premises which offers warehouse/trade counter space, office space and associated facilities.

The warehouse space is accessed via a pedestrian entrance and folding shutter door to the southern elevation of the property. In front of the folding shutter door is a loading bay/parking area.

Internally the property has an open plan warehouse area with a side area for storage. There is also a good sized office which has direct access to a large car park. Facilities include a kitchenette and WC.

Gross Internal Area **245.41 sq m** **2,642 sq ft**

Tenure

The property is available freehold.

Energy Performance Certificate (EPC)

The EPC rating of the property is to be confirmed.

Rating Assessment

Rateable Value – £8,800

The property qualifies for full small business rates relief as it is below the small business rates threshold.



Guide Price

Offers in excess of £300,000

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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Kyle Pugh
kylepugh@gjsdillon.co.uk

Andrew Lewis
andrewlewis@gjsdillon.co.uk

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

RICS **EG** MOST ACTIVE DEALMAKER 3 YEARS RUNNING