

Glover Street, Redditch, B98 7BG

MARSDEN ROAD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£475,000

- Large Industrial Unit For Sale
- Extending to 1237.62m2 (13,321 sq.ft.) GIA
- Potential development STP
- Off-road parking
- EPC: D
- Rateable Value: £18,750

Unit 1, Glover Street is a detached two-storey Industrial Unit benefiting from a large warehouse, substantial storage space, partitioned offices and small yard area to the rear and side. Located on an established area of Redditch with good links to the M42/M40.

Description

Unit 1 Glover Street is a warehouse/production accommodation extending to approx. 1237.62m2 (13,321ft2) GIA. The property comprises two storey solid brick under a felt roof, providing ample amount of off-road parking opposite the property based on a holding lease restricting use only to the occupier of the warehouse.

Accommodation:

Ground Floor Workshop - 827.62 m2 (8908 ft2)

Ground Floor Office -121.34 m2 (1306 ft2)

Basement storage - 288.66 m2 (3107 ft2)

Location

Glover Street is ideally situated with easy access to the centre of Redditch with the immediate surroundings consisting of residential, retail and educational services. The property is situated approx. 5 miles from the M42 and 10 miles from the M5. There are also superb rail links with Redditch Train line offering a direct route to Birmingham New Street. Redditch town centre is made up of a variety of popular retail stores, restaurants and cafes.

Energy Performance Certificate

EPC Rating: D

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition.

Legal Costs

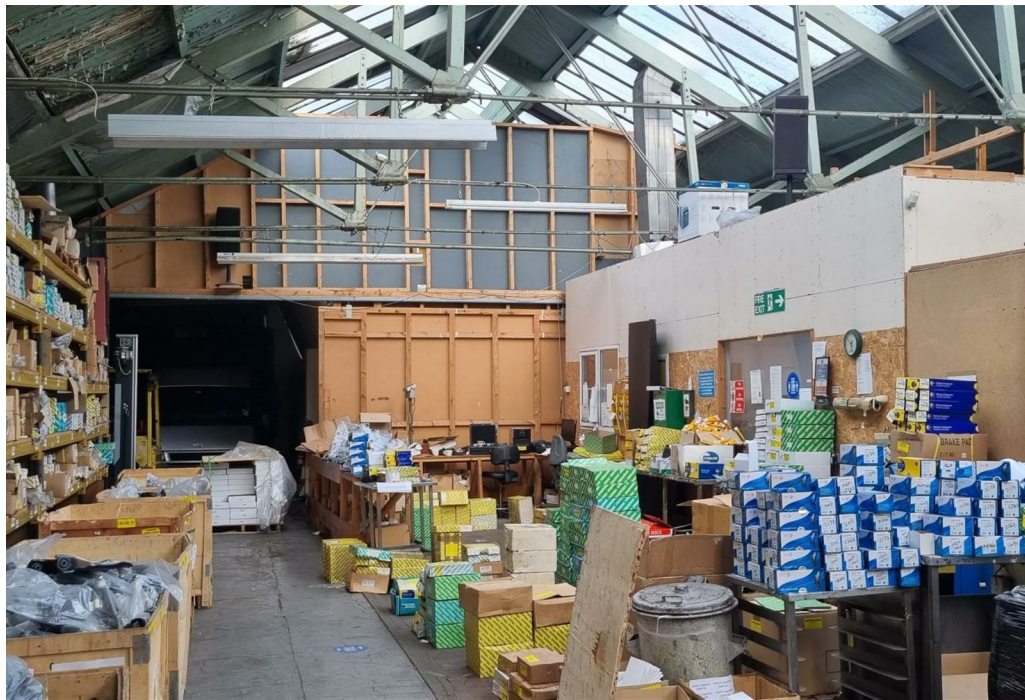
Each party will be responsible for their own legal costs.

Viewing

To arrange a viewing please contact the commercial Team: 01789387882

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice



Plan



For further information please email commercial@sheldonbosleyknight.co.uk