

FOR SALE

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APPROX. 3.8 ACRES EXPANSION LAND

HIGH QUALITY HEADQUARTERS INDUSTRIAL BUILDING WITH ADDITIONAL EXPANSION LAND OF APPROX. 3.8 ACRES, STP

ACANTHUS ROAD

Ravensbank Business Park | Redditch | B98 9EX

JOHN TRUSLOVE
Chartered Surveyors & Valuers

CBRE



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DESCRIPTION

The property comprises a self-contained, high quality 'Headquarters' Industrial building with additional 3.8 acre parcel of land. Internally, the building presents very well including good quality offices which have recently been refurbished.

There are two vehicle access points from Acanthus Road and Ravensbank Drive which also provides separate access to the expansion land. The property provides a superb opportunity to acquire a self-contained freehold industrial building with expansion / development land (Subject to Planning) and will be of interest to Owner Occupiers, Investors and Developers.



SPECIFICATION



Total site approx. 13.76 acres incl approx. 3.8 acres expansion land with independent access.



9m - 11m eaves height.



2 x loading yards of Approx. 50m and 27m.



163 car parking spaces.



24 cranes installed within the building.



5 x roller shutter doors.



Recently refurbished offices.



410kW solar PV system.



325 kVA power supply with potential to increase.



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PLANNING

The adjacent expansion / development land previously had planning consent (ref B/2005/0351) for the Erection of General Industrial B2 production unit, of 55,000 sq ft car park and service area. This was extended in 2010 and we understand the consent has now expired. Interested parties should rely on their own enquiries.

ACCOMMODATION

| | SQ FT | SQ M |
|--------------|---------------------|-------------------|
| Warehouse | 79,749 sq ft | 7,412 sq m |
| Offices | 15,570 sq ft | 1,447 sq m |
| TOTAL | 95,319 sq ft | 8,859 sq m |

(excluding mezzanine floor of 1,395 sq ft).
We have relied on the floor areas provided to us.

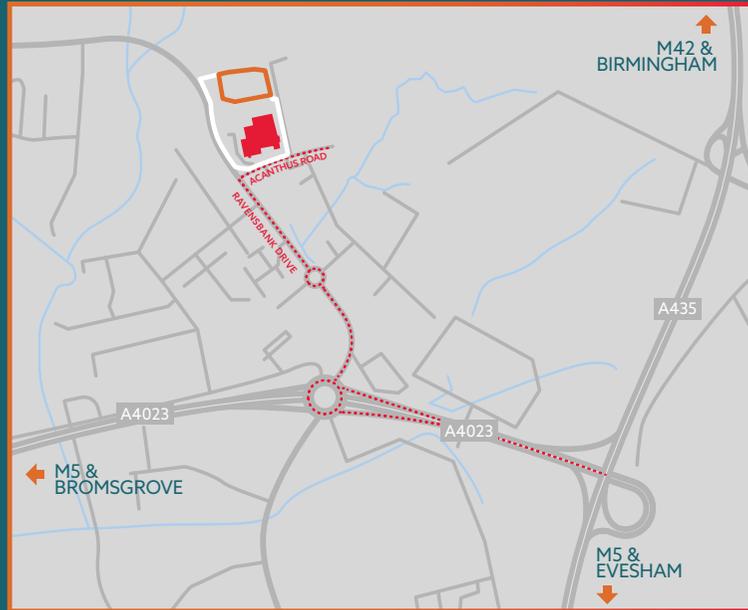


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LOCATION

The property is located in Redditch, approximately 15 miles south of Birmingham and 25 miles northeast of Worcester. The regions motorway network is accessed via J2 and J3 of the M42, approximately 5 miles to the north providing swift connections to the M5, M6 and M40 motorways.

The property is situated on Ravensbank Business Park, an established and very popular industrial location.



RATEABLE VALUE

We understand the current Rateable Value for the property is £540,000. Interested parties should rely on their own enquiries.

TERMS

Unconditional offers are invited for the property. Our clients may also consider offers in isolation for the expansion land. A Data Room is available – please contact the agents for access.

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