



Argent Works

Arrow Road North, Redditch, B98 8NT

Detached Factory Warehouse

12,419 sq ft
(1,153.76 sq m)

- Modern Premises
- 12,419 sqft (1,154 sqm)
- Total Site 0.8 acres
- Convenient location
- Freehold

Summary

Available Size	12,419 sq ft
Price	£950,000
Rateable Value	£48,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Location

The Property is located on Arrow Road North in Lakeside, with the surrounding properties being a mixture of Commercial and Residential Uses.

Redditch Town Centre is approximately ½ mile to the west, with Junctions 2 and 3 of the M42 being within 10 minutes drive.

Description

The Property comprises a detached Warehouse/Workshop unit with adjacent single-storey Office accommodation, fronting onto Arrow Road North.

Internally, the Property is configured to provide Workshop/Treatment and Processing Bays, incorporating interceptor/recovery pits to part, with a number of roller shutter loading doors along the southern elevation. The eaves heights are generally circa 13' (4m), with a minimum working height of 10'2" (3.1m) This is supplemented with a mixture of cellular and open-plan Office accommodation, a Canteen and separate male and female WC's.

The Gross Internal Area (GIA) of the Property is approximately 12,419sqft (1,154sqm), with a section of Mezzanine Storage extending to approximately 297sqft (28sqm).

Externally, the Property is accessed via a tarmac surfaced Car Park to the front, which provides approximately 8 parking spaces with a substantial loading Yard to the side being a mixture of concrete, block paving and aggregate surface.

The Total Site Area extends to 0.8 acres (0.32 hectares).

Purchase Price

£950,000 (VAT tbc)

Tenure

Freehold

Rateable Value

£48,500

Services

All Mains services are available

EPC

tbc

Legal Fees

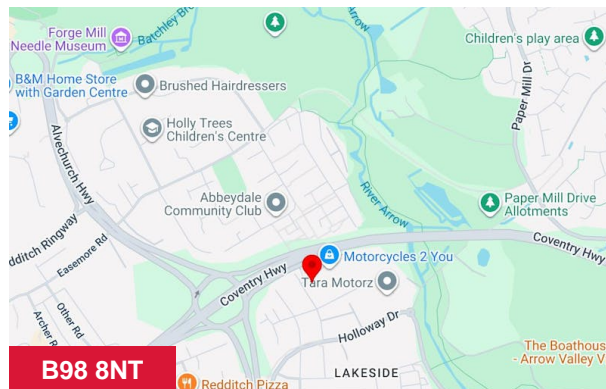
Each party to bear their own legal fees.

Anti- Money Laundering

In accordance 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



Viewing & Further Information



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/12/2025