



Unit 29

Crossgate Road, Park Farm, Redditch, B98 7SN

Fully Refurbished Factory Warehouse

6,041 sq ft
(561.23 sq m)

- Lofty Factory Warehouse
- Eaves height 19'
- 2 storey offices
- New Lease

Summary

Available Size	6,041 sq ft
Rent	£52,900 per annum
Rateable Value	£42,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

A rectangular modern Factory/Warehouse with 2 storey Offices.

The roof is a new ridged and pitched steel decking incorporating about 10% PVC sky lights? eaves height 19'1" with structural concrete portal frame and mass concrete floor. LED lighting is provided throughout.

The 2 storey Office block is of cavity brick construction beneath a new flat felted roof. Windows are new double-glazed UPVc framed, there is LED lighting throughout and is carpeted. The ground floor has recessed Porch and double doors, Foyer, Reception Office, separate Ladies and Gents Works and Office Toilets.

The total Gross Internal Area (GIA) is some 6,041 sq ft.

Externally, there is a concrete-surfaced, fenced and gated rear Yard. Communal parking is in good supply within the communal Estate Car Parks.

Location

Park Farm is one of the Town's premier Industrial areas and Crossgate Road is at its heart, roughly half-way between the Town Centre to the north, and Studley to the south. The Property is conveniently located with easy access to Junctions 2 & 3 of the M42 both within 10 minutes drive.

Tenure

A new lease for a term of 5 or more years with the Tenant responsible for all outgoing.

Rent

£52,900 per annum plus VAT

Rateable Value

£42,750

Services

All mains services are available

Legal Fees

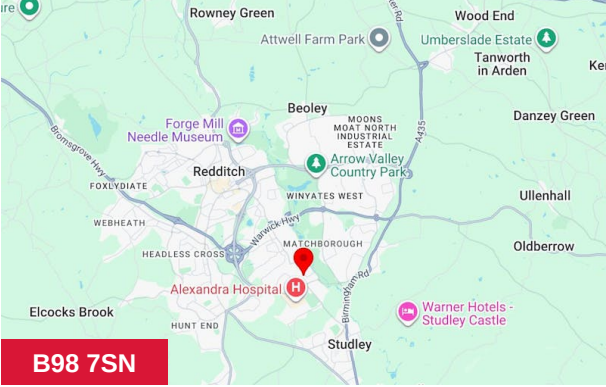
Each party to bear their own fees.

EPC

C60

Viewing

By appointment with our reception on 01527 584242



Viewing & Further Information



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



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk

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