



**Unit 7 Upper Crossgate Road**  
Park Farm Industrial Estate, Redditch, B98 7SR

**Detached Factory/Warehouse  
Unit**

**4,709 sq ft**  
(437.48 sq m)

- Freehold
- Available Q2 2026
- Convenient Location
- Secure Yard
- 19'4" (5.90m) Eaves
- Gas Central Heating

## Summary

Available Size	4,709 sq ft
Price	£425,000
Rateable Value	£30,500
Service Charge	N/A
VAT	Not applicable
EPC Rating	Upon enquiry

## Location

The Property fronts onto Upper Crossgate Road in Park Farm, which is one of the Town's main Industrial Estates, roughly half-way between the Town Centre to the north and Studley to the south. The area benefits from easy access to Junctions 2 & 3 of the M42, which are both within 10 minutes drive.

## Description

The Property comprises a detached Factory/Warehouse with 2-storey Office accommodation to the front. The main Warehouse/Workshop extends to approximately 2,918sqft (271sqm), with loading access via a roller shutter door. The roof is ridged and pitched insulated profile steel with double-glazed uPVC rooflights.

The first floor Offices extend to circa 784 sqft (73sqm) with the Rear Store being 1,007sqft (94sqm). A mixture of florescent and LED lighting is provided throughout.

Externally, there is car parking to the front with a concrete-surfaced, fenced and gated Yard to the rear.

## Accommodation

The accommodation comprises the following areas:

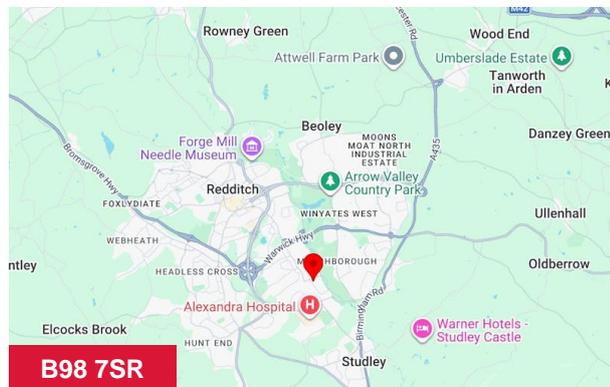
Name	sq ft	sq m	Availability
Ground - Warehouse / Office	3,925	364.64	Available
1st - Office	784	72.84	Available
<b>Total</b>	<b>4,709</b>	<b>437.48</b>	

## Viewings

By arrangement via our Reception on 01527 584242.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all purchasers.



## Viewing & Further Information



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