



Unit 31

Crossgate Road, Park Farm, Redditch, B98 7SN

Fully Refurbished Factory Warehouse

6,367 sq ft
(591.51 sq m)

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

Summary

Available Size	6,367 sq ft
Rent	£55,715 per annum
Rateable Value	£45,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

A rectangular modern fully refurbished Factory/Warehouse with 2 storey Offices.

The main ground floor Working Area is approximately 5,044 sq ft, with ramped access to roller-shutter door.

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 extends to circa 1,322 sq ft 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 6,367 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

£52,600 per annum plus VAT

Rateable Value

£42,250

Services

All mains services are available

Legal Fees

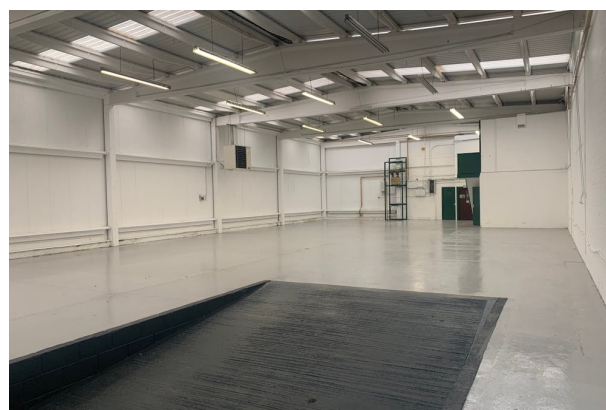
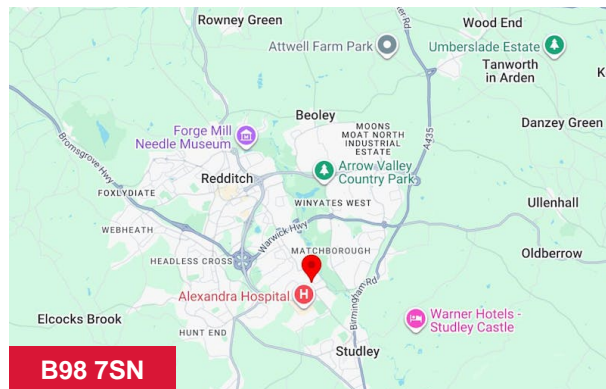
Each party to bear their own fees.

EPC

the property is currently under refurbishment and will be assessed on completion.

Viewing

By appointment with our reception on 01527 584242



Viewing & Further Information



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