

**FOR SALE
/ TO LET**

- › 1 MVA Power Supply
- › Level Access Loading
- › 2 x Private, Secure Loading Yards
- › Available January 2022

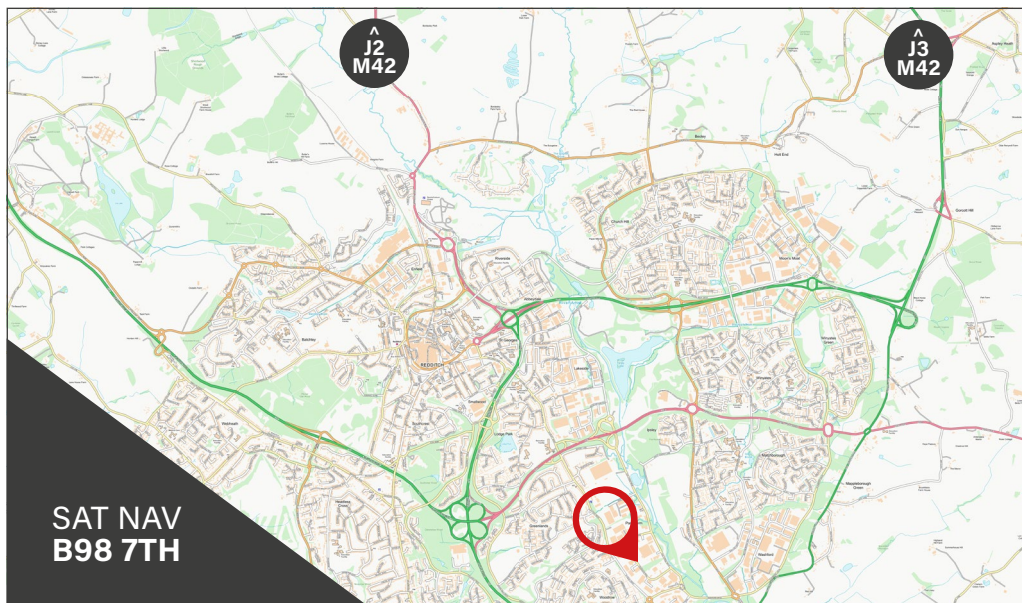
ACCESSIBLE OFF JUNCTIONS 2 & 3 OF THE M42

**18-19
PARK FARM
INDUSTRIAL ESTATE**

CROSSGATE ROAD, REDDITCH, B98 7TH

54,496 SQ FT (5,062.85 SQ M)

DETACHED SELF-CONTAINED INDUSTRIAL /
WAREHOUSE PREMISES



LOCATION

The property is situated on the well-known and established Park Farm Industrial Estate in Redditch, which is approximately 1 mile to the south east of the town centre. Access to the M42 is gained via the A441 and the A435 which provide direct routes to Junctions 2 and 3 respectively.

- > **Redditch Town Centre** - 1 mile

DESCRIPTION

The premises comprise a detached, self-contained, steel portal frame industrial / warehouse building the was constructed in approximately the 1980's and offering the following specification:

- > Double storey office accommodation
- > 3.25m minimum working height rising to 5.2m at the apex
- > 2 x level access loading doors
- > LED lighting on PIR sensors to the warehouse
- > Gas fired heating to the warehouse
- > 2 x private secure loading yards
- > 40 car parking spaces

ACCESSIBLE OFF JUNCTIONS 2 & 3 OF THE M42

ACCOMMODATION

	SQ FT	SQ M
GF Office	5,381	499.90
FF Office	2,078	193.04
Warehouse / Production Space	47,037	4,369.91
Total	54,496	5,062.85

BUSINESS RATES

Rateable Value - £115,000

Rates Payable 21/22 - £58,880

TENURE

The premises are currently held on an FRI lease expiring 24th August 2031. The head lessee will therefore consider interest on the basis of a sub-lease for a minimum term of 5 years to lease expiry. Should a party require a term in excess of 10 years, the landlord is willing to entertain interest on this basis.

Alternatively, the landlord will give consideration to a freehold sale.

RENT / PRICE

On application.

EPC

Energy Performance Rating - C (68)

FOR VIEWINGS

**CONTACT
THE AGENTS**



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