



PROMINENT UNIT WITH 10 TONNE CRANE

Unit 8 Meir Road

Park Farm North, Redditch, B98 7SY

Prominent Factory Warehouse with Offices

12,402 sq ft
(1,152.18 sq m)

- Prominent Unit
- 12,404 Sq Ft
- 10 Tonne Crane
- Ample Car Parking and Yard
- New Lease

Summary

Available Size	12,402 sq ft
Rent	£100,000 per annum
Rates Payable	£37,401 per annum
Rateable Value	£68,500
EPC Rating	Upon enquiry

Description

The Property comprises a detached, single-storey Factory/Warehouse with a built-on Office accommodation, built approximately 25 years ago to a high standard, steel-portal frame mounted with a ridged and pitched insulated profile steel-clad roof incorporating double glazed uPVC roof lights.

The accommodation is arranged as follows:-

Main Factory/Warehouse area measuring 41.5 m x 17.4 m, benefitting from an eave's height of some 7.7 m. The area benefits from a prominent display frontage to Old Forge Drive with vehicle access via an 'up and over' door the Yard. In addition, internally there is a 10-tonne crane.

Built-on single storey Offices arranged as Entrance Hall, of which opens General Office, Meeting Room, Private Offices, separate male and female WCs and Kitchenette facilities.

The total Gross Internal Floor Area is 12,303 sq ft (1,153 sq m). In addition, there is a mezzanine floor within the works area of a further 1,143 sq ft (100 sq m).

Outside, the Property occupies a site of 0.84 acres providing parking and yard.

Location

The Property is located on an established Commercial Estate accessed from Old Forge Drive via Meir Road. Old Forge Drive provides access to the Warwick Highway (A4189) which is approximately half a mile north of the Property. The Property benefits from excellent road links with Junction 2 of the M42 Motorway being within 5 miles and Birmingham City Centre, approximately 15 miles to the north.

Energy Performance Certificate

To be Confirmed

Legal Fees

Each Party to pay their own costs.

Rent

£100,000 per annum exclusive plus VAT

Tenure

Property is available by way of a New Lease, for a term of 5 or more years.

Services

All mains services are available

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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