



6 Merse Road

Moons Moat North Industrial Estate, Redditch, B98 9HL

Modern detached factory warehouse with integral offices and welfare facilities.

11,516 sq ft
(1,069.87 sq m)

- Detached Factory Warehouse
- Total site 0.5 acres
- Eaves Height 3.69m
- Attached Offices
- Additional Mezzanine 540 sqft
- Good Sized car park and yard

Summary

Available Size	11,516 sq ft
Price	£495,000
VAT	Applicable
BER Rating	Upon enquiry

Description

The Property comprises a modern Factory/Warehouse, having a working height of some 3.7 meters. The accommodation benefits from built-on Offices together with separate male and female WCs and Kitchenette facilities. In addition, there are floor Offices and Stores.

Total Gross Internal floor Area excluding the mezzanine is some 11,516 sq ft (1070sqm).

In addition there is a further mezzanine platform providing an extra 540 sqft of stores.

Outside, the Property sits on some 0.5 acres providing ample space for loading and unloading and car parking.

Location

The Property is located on Merse Road in the North Moons Moat area, one of Redditch's most popular industrial locations. This is due to its unrivalled access to the M42 at Junction 3, some 3 miles to the north via the Coventry Highway (A435) respectively. Local occupiers in the area include UK-NSI, Heller Machine Tools, AMCO and Amazon.

Services

All main services are available.

Tenure

The Property is held by way of a 99-year Lease from 1980 at a current Rent of £15,000 per annum.

Purchase Price

£495,000 plus VAT

Energy Performance Certificate

tba

Legal Fees

Each Party to bear their own fees.

Rateable Value

£41,000

Anti Money Laundering

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

Viewing

Strictly by appointment with our Reception on 01527 584242.



Viewing & Further Information



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