



Arrow Auctions

24 Bartleet Road, Redditch, B98 0DG

**Former car auction house,
warehouse, offices and secure
compound.**

14,226 sq ft
(1,321.64 sq m)

- 14,226 sqft (1322sqm) GIA
- Warehouse, depot, auction house & offices
- Additional canopy 2397 sqft
- Secure compound 0.53 acres
- Prominent position
- Easy access M42

Description

The Property comprises a single-storey former Factory/Warehouse which has been utilised and adapted for the business of a Car Auction over the past few decades and comprises approximately 14,226 sq ft (1322 sqm) of accommodation, arranged as:-

- a) Reception, Offices including separate male and female WCs - 511 sqft
- b) Warehouse / former Auction House, which benefits from multiple vehicular access doors - 13,715 sqft

The total Gross Internal Floor Area is 14,226 sqft (1322 sqm)

In addition, there is a covered Canopy which provides an additional 2397 sq ft of Stores. Outside there is a secure tarmac surfaced compound of some 0.53 acres plus ample car parking is provided.

The Property was constructed approximately 50 years ago with steel portal frame supporting ridged and pitched profile steel clad roof and lined profile steel clad and dwarf-height masonry walls. Floors are of solid concrete, of unspecified, but assumed to be adequate, loadbearing capacity.

The Offices are fitted to a high standard throughout. Windows are double-glazed uPVC casements. Heating and lighting is installed throughout.

Location

The Property is located in a convenient and prominent position at the corner of Bartleet Road and Icknield Street Drive, which links to Warwick Highway (A4189) and the Birmingham – Alcester Road (A435), which provides dual carriageway access to the M42 Motorway and the Midlands Motorway network beyond.

Washford Industrial Estate is an established commercial location, situated on the outskirts of Redditch Town Centre.

Rent

£70,000 per annum plus VAT

Tenure

A new business lease for a term of 5 or more years.

Rateable Value

£50,500

Services

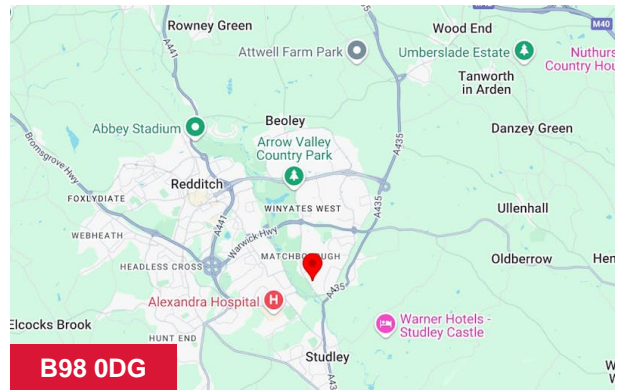
All Mains services are available

Legal Fees

Each party to bear their own fees

Strictly by appointment with our Reception – 01527 584242.

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Viewing & Further Information



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