



Castle Works

Brickyard Lane, Studley, B80 7EE

Industrial Complex / Development Site

1.45 Acres
(0.59 Hectares)

- Total Site approx 1.4 acre
- Buildings 32,000 sqft GIA
- Part let
- Residential and commercial development potential stp
- Freehold

Location

The Property is located on the northwestern corner of Studley, situated approximately 2 miles south east of Redditch. Castle Works benefits from good vehicular access to the A448 which in turn provides direct vehicular access to Studley Town Centre, with the A435 providing access to the M42 motorway to the north.

The Premises are situated on a well-established industrial estate, with the immediate occupiers mainly commercial. A residential development has been constructed over the last 30 years to the south and west.

Description

The Property comprises a complex of commercial premises totalling approximately 32,000 sqft GIA occupying a site of approximately 1.4 acres arranged as follows:-

Bay 1, the main industrial Premises comprising two storey Offices attached to early to mid-20th century Factory Warehouse accommodation, constructed with brick work walls supporting lightweight steel trusses surmounted by corrugated asbestos cement roofs. The Premises are sprawling and have been made interconnecting containing various Warehouse and Work Bays, together with a good complement of Welfare Facilities.

The Gross Internal Floor Area of Bay 1 is approximately 18,500 sq ft.

Bay 2 is a detached Factory Warehouse unit with integral two storey Offices having a Gross Internal Floor Area of approximately 5,600 sq ft.

Bay 3 is a single storey Factory Warehouse unit of approximately 2,340 sq ft, constructed with steel portal frame supporting lined profile steel clad walls and roof.

Bay 4 - To the north of the site is a detached two storey Factory Warehouse with integral Office accommodation, constructed with concrete portal frame supporting brickwork walls and a pitched corrugated asbestos cement roof. The building has a total Gross floor area of approximately 5,560 sq ft.

A communal service road provides access to the neighbouring property to the rear, as cross hatched blue on the plan.

Tenure

Freehold with vacant possession save for:

Bay 4, where the Ground Floor is Let to GS Adams Limited for 6 years from August 2023 at a rent of £13,500 pa and the first floor is let to Print Bizarre on a flexible Lease at a rent of £4,800 pa.

Purchase Price

We are instructed to unconditional offers of £1,400,000.

Services

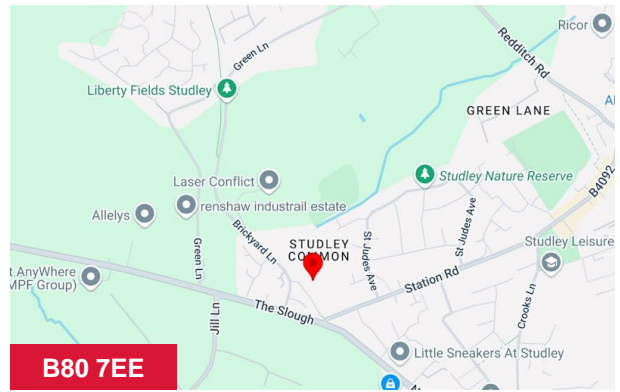
We understand all Mains services are available

EPC

tbc

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/07/2025