



Units 36-37 Crossgate Road
Park Farm Industrial Estate, Redditch, B98 7SN

Factory/Warehouse

14,397 sq ft
(1,337.53 sq m)

- Freehold
- 2 Dock Level Loading Doors
- Prominent Location
- Former Cold Store
- Mezzanine Floor 2,363 sqft
- Available Immediately

Summary

Available Size	14,397 sq ft
Price	£875,000
Rates Payable	£33,855 per annum
Rateable Value	£61,000
EPC Rating	Upon enquiry

Description

A rectangular Factory/Warehouse with 2 storey Offices. The main Warehouse/Cold Store Area is approximately 9,679 sq ft (890 sqm), with loading access via two dock-level doors. The roof is ridged and pitched steel decking with structural concrete portal frame and mass concrete floor. A mixture of florescent and LED lighting is provided throughout.

The 2 storey Offices are of cavity brick construction beneath a flat felted roof and extend to circa 2,354 sqft (219sqm). The windows are predominantly double-glazed UPVC framed. There are two entrance doors to the front leading to a Foyer, Reception Office, two private offices, separate Ladies and Gents Works and Office Toilets.

The total Gross Internal Area (GIA) is some 12,034 sqft. (1118 sqm) plus Mezzanine floor of 2,363 sqft (219 sqm).

Externally, there is a concrete-surfaced, fenced and gated rear Yard. Communal parking is in good supply within the adjoining Estate Car Parks.

Location

Park Farm is one of the Town's premier Industrial areas and Crossgate Road is at its heart, roughly half-way between the Town Centre to the north, and Studley to the south. The Property is conveniently located with easy access to Junctions 2 & 3 of the M42 both within 10 minutes drive.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,927	1,015.15	Available
1st	1,107	102.84	Available
Mezzanine	2,363	219.53	Available
Total	14,397	1,337.52	

Asking Price

£875,000 + VAT

Tenure

Freehold

Services

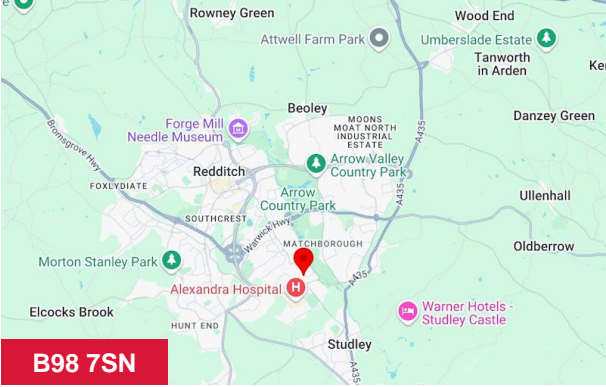
All mains services are connected.

Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment only via our Office on 01527 584242



Viewing & Further Information



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