

FOR SALE

1 MADELEY ROAD, NORTH MOONS MOAT, REDDITCH, WORCESTERSHIRE,
B98 9NB



10, 527 SQ FT (978 SQ M) GIA BUSINESS UNIT / OFFICE BUILDING

- DETACHED BUILDING
- HIGH QUALITY FITTINGS
- SUBSTANTIAL CLEAN ROOMS
- 32 CAR PARKING SPACES
- 10 MINS FROM JUNCTION 2, M42
- FREEHOLD

PURCHASE PRICE £895,000
(VAT TBC)

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LOCATION

The Property is prominently located within North Moons Moat Industrial Estate, on the corner of Ravensbank Drive and Madeley Road, approximately ¼ mile from the Coventry Highway (A4203) and 10 minutes from Junction 2 of the M42.

The M42 provides excellent access to the NEC and Birmingham International Airport, joining the M6 at Junction 4, connects with the M5 at Bromsgrove and is further improved by the M40 link to London.

DESCRIPTION

The Property comprises mainly single and part two-storey accommodation, providing quality Offices, Clean Rooms and Stores. The Property is constructed with brick and profile metal-clad elevations.

The accommodation is arranged as:

- (a) Reception Area – 138 sq ft.
- (b) Main Offices/Works/Clean Rooms – 5,734 sq ft, benefiting from two Clean Rooms with Airedale air handling systems.
- (c) Ground & First Floor WCs.
- (d) Ground Floor Office and Canteen – 1,286 sq ft.
- (e) First Floor Offices – two open-plan areas; Private Office and Store. 3,369.

The total Gross Internal Floor Area is 10,527 sq ft.

Finishes and fittings are to a high standard throughout with suspended ceilings, fluorescent lighting and heating by way of metal radiators connected to gas-fired boilers.

Outside, there are 32 car parking spaces.

PURCHASE PRICE

£895,000 (VAT to be confirmed)

SERVICES

All mains services are available.

RATEABLE VALUE

£56,500

TENURE

Freehold

LEGAL FEES

Each party to bear their own fees.



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