

# TO LET

**31 CROSSGATE ROAD, PARK FARM, REDDITCH,  
B98 7SN**



**6,355 SQ FT (591 SQ M)  
FACTORY/WAREHOUSE UNIT**

- REFURBISHED UNIT
- 19'(5.8M) EAVES HEIGHT
- ROLLER SHUTTER ACCESS
- TWO-STOREY OFFICES
- DELIVERY YARD PLUS CAR PARKING
- END-TERRACED

**ASKING RENT £35,000 PER ANNUM  
(PLUS VAT)**

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### DESCRIPTION

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 two-storey offices overlook a landscaped area and are accessed via a footpath which leads to the generous Estate car parks. The hard-surfaced loading Yard to the rear of the Unit is serviced from a cul-de-sac off Crossgate Road, with access via a roller-shutter loading door and separate personnel door.

### ACCOMMODATION

The Property is configured as a rectangular clear space/Warehouse, with a minimum working height of 19' (5.8m). The Office block incorporates a Foyer, Private Office, Open Plan Office, separate male and female WC's.

The total Gross Internal Area (GIA) is some 6,355sq ft (591sqm).

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

### RENT

£35,000 Per Annum (+ VAT)

### RATEABLE VALUE

£21,000

### LEASE

The premises are available by way of a new Business Lease for 3 or more years.

### EPC

Band D (84)

### SERVICES

All mains services are available. The Offices benefit from gas-fired central heating via a Worcester Bosch combination boiler. There are two high-level Combat heaters to the Warehouse.

### LEGAL FEES

Each party to bear their own fees.

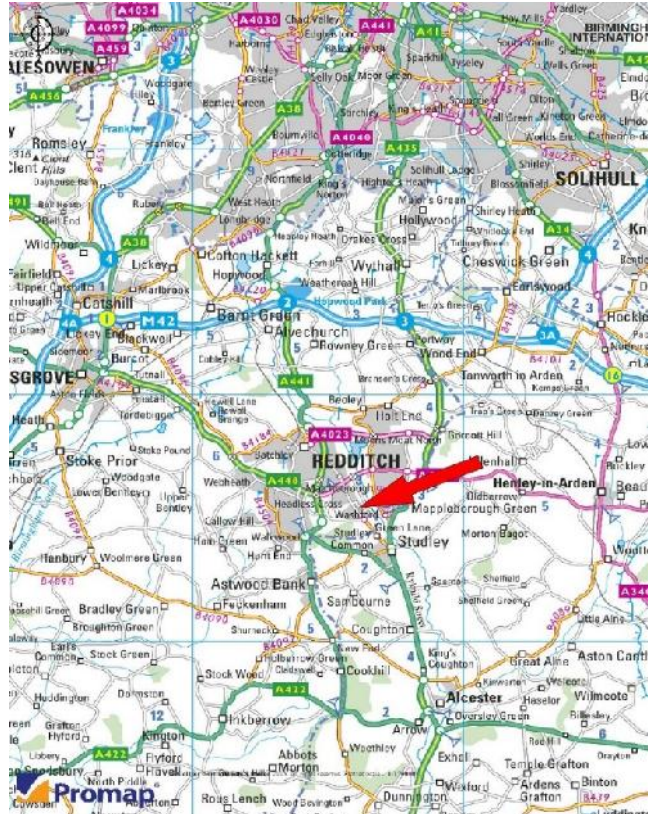
### VIEWING

Strictly by appointment with our office - 01527 584 242.



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