

FOR SALE

**UNITS 2-4 LITTLE FORGE ROAD (OFF OLD FORGE DRIVE),
PARK FARM, REDDITCH, WORCESTERSHIRE, B98 7SF**



**18,965 SQ FT (1,763 SQ M)
FACTORY/WAREHOUSE**

- MODERN FACTORY/WAREHOUSE
- CONVENIENTLY LOCATED
- AMPLE CAR PARKING
- SUPERB INTEGRAL OFFICES
- EAVES HEIGHT 19'12"
- VIRTUAL FREEHOLD

**PURCHASE PRICE £1,400,000
(PLUS VAT)**

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LOCATION

Little Forge Road is a short cul-de-sac of 'HI-Tech' Factory/Warehouse Units which were built by Wilson Construction Ltd in 1989. Little Forge Road runs parallel to and is accessed directly from Old Forge Drive, one of the main local commuter routes to the south of the Town.

Outside, there is ample allocated parking and space for loading and unloading.

ACCOMMODATION

Ground Floor

- (A) Entrance Hall which provides access to Suite of Ground Floor Private and General Offices together with male and female WCs.
- (B) Three Warehouse Bays benefitting from two vehicular access up and over doors and an eaves height of 19'2".
- (C) There are separate Offices and WC in Bay 4, allowing for independent Occupation.

TENURE

Virtual Freehold – 999-year Lease.
(Purchasers obtain shares in the Freehold).

PURCHASE PRICE

£1,400,000 Plus VAT

RATEABLE VALUE

£70,500

SERVICES

All mains services are available.

EPC

TBC

First Floor

Suite of Private, General Offices and Meeting Rooms together with Canteen facilities.

LEGAL FEES

Each Party to bear their own fees.

The Offices are fitted to a high standard, incorporating suspended ceilings, fluorescent lighting, gas-fired central heating and carpets throughout.

VIEWING

The total Gross Internal Floor Area is 18,965 sq ft (1,763 sq m)

Strictly by appointment with our office –
01527 584 242.



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