

FOR SALE

UNIT 7 ENFIELD INDUSTRIAL ESTATE, REDDITCH, B97 6BG



FORMER FOOD PRODUCTION FACILITY

15,114 SQFT (1,405 SQM)

- DETACHED UNIT
- 700kVa ELECTRICITY SUPPLY
- SECURE YARD
- 3 LOADING DOORS
- AVAILABLE IMMEDIATELY
- UPRATED GAS CONNECTION

ASKING PRICE £950,000
(PLUS VAT)

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LOCATION

The Property is located on the established Enfield Industrial Estate, half a mile north of Redditch Town Centre.

Transport links are excellent, with Hewell Road and Windsor Road in close proximity, with Bromsgrove readily accessible via the A448. The Train Station and Bus Station in Redditch Town Centre are both within walking distance.

Jct 2 of the M42 is approximately 4 miles to the north via Birmingham Road/Alvechurch Highway (A441).

DESCRIPTION

The Property comprises a detached Factory/Warehouse Unit which has been utilised as a Food Production Facility.

The Unit benefits from delivery access via three loading doors to a fenced and gated Service Yard. In addition, there is a tarmac-surfaced car park to the front of the Property.

Internally, the Property has been configured to provide good quality Offices with the Factory being divided into various Production and Storage areas, with insulated partitioning, supplemented with good quality Welfare Facilities and WCs.

The Gross Internal Area (GIA) is configured as follows;

Ground Floor: 14,655sqft (1,362sqm)

First Floor: 459sqft (43sqm)

Total: 15,114sqft (1,405sqm).

The Total Site Area extends to approximately 0.90 acres (0.36 Hectares)..

ASKING PRICE

£950,000 per annum plus VAT

RATEABLE VALUE

£47,500.

TENURE

Freehold.

LEGAL FEES

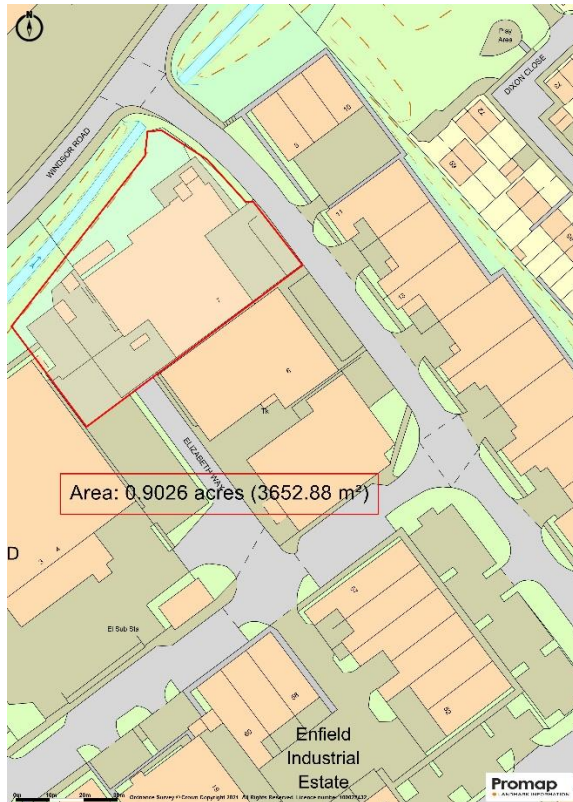
Each party to bear their own fees.

VIEWING

Strictly by appointment with our office -
01527 584 242.



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