

FOR SALE/TO LET

UNIT 3 ARROW BUSINESS PARK, SHAWBANK ROAD, LAKESIDE,
REDDITCH, WORCESTERSHIRE, B98 8YN



WAREHOUSE / FACTORY UNIT 16,218 SQ FT GIFA

- TWO-STOREY OFFICE ACCOMMODATION
- ADDITIONAL MEZZANINE FLOOR 2,923 SQ FT
- TWO LOADING DOORS
- 20 FT EAVES HEIGHT
- EASY ACCESS TO M42
- CONVENIENT LOCATION

RENT £81,000 PER ANNUM
PURCHASE PRICE £1,297,500
(PLUS VAT)

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LOCATION

The Property is located on Arrow Business Park, Shawbank Road, approximately ½ mile from the Warwick Highway (A4189), 6½ miles from Junction 2 of the M42 Motorway and 3 miles from Redditch Town Centre.

DESCRIPTION

The Property comprises a single-storey, single bay Warehouse/Factory Unit, with brick and profile metal clad elevations under a profile metal sheet clad roof with roof-lights. The Warehouse has an eaves height of approximately 20'0" and a concrete floor. Access to the Unit is gained via two 'up-and-over' loading doors and the Warehouse incorporates high-level sodium lighting.

Office accommodation is provided at both Ground and First Floor levels and provides open-plan and partitioned Offices as well as Kitchen and WC facilities. Car parking and Yard/Loading Areas are also provided.

Schedule of Accommodation (approx. GIA)

Warehouse/Production: 11,962 sq ft
Ground Floor Offices: 2,222 sq ft
First Floor Offices: 2,034 sq ft

Total: 16,218 sq ft

In addition, there is a further 2,923 sq ft of Mezzanine Floor stores within the works.

SERVICES

We understand that all mains services are connected to the Property.

RENT

£81,000 per annum (plus VAT)

PURCHASE PRICE

£1,297,500 (+ VAT)

RATEABLE VALUE

£59,209

TENURE

The Property is available on either (i) a new Full Repairing and insuring lease for a term of 3 years to be agreed, or (ii) Freehold.

EPC

TBC

LEGAL FEES

Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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