

FOR SALE

3B WELLINGTON ROAD, WATERLOO INDUSTRIAL ESTATE, BIDFORD-ON-AVON, WARWICKSHIRE, B50 4JH



MODERN FACTORY WAREHOUSE 13,059 SQFT (1,214 SQM)

- GOOD SPECIFICATION THROUGHOUT
- PART BRAND NEW LOFTY WAREHOUSE
- CONVENIENT LOCATION
- ADDITIONAL 6,000 SQFT MEZZANINE
- SECURE YARD & CAR PARK
- FREEHOLD

**PURCHASE PRICE £950,000
(NO VAT)**

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DESCRIPTION

Bidford-on-Avon is a rapidly expanding commercial and industrial centre in South Warwickshire, situated on the A439, 7 miles to the west of Stratford-upon-Avon and a similar distance from Evesham.

The town is within easy reach of a number of business centres and readily accessible to the M5 Motorway. The M40 and M42 Motorways, accessed at Warwick (10 miles), provide easy access north to Birmingham, the West Midlands conurbation and London and the south-east.

The Property comprises a detached modern Factory Warehouse with brand new detached Warehouse Extension, arranged as follows:-

Main Factory Warehouse



- (a) 'L-shaped' Main Factory Warehouse, benefitting from two electric roller-shutter doors and an eaves height of 16'5".
- (b) Two-storey Offices, including Reception, range of Offices, separate male and female WCs and canteen.
- (c) Substantial Mezzanine Floor providing additional storage.

The Gross Internal Floor Area is 9,559 sq ft plus Mezzanine Floor of approx 6,000 sq ft.



Detached Warehouse

Brand new rectangular Warehouse benefitting from a lofty eaves height.

The Warehouse has a Gross Internal Floor Area of 3,500 sq ft.



The total Gross Internal Floor Area is 13056 plus mezzanine floor of approximately 6000 sqft.

Outside

There is a good-sized car park and secure fenced and gated Yard.

The total site area is 0.683 acres (0.276 ha).

The premises are fitted to a high standard throughout, with heating provided by oil-fired warm-air blowers to the Works and a combination of fluorescent and LED lighting.

PURCHASE PRICE

£950,000 (No VAT)

RATEABLE VALUE

Tbc

TENURE

Freehold.

SERVICES

Mains services except gas are available,

LEGAL FEES

Each Party to bear their own fees.

VIEWING - Strictly by appointment with our office - 01527 584 242.

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