

# Redditch, 43 Crossgate Drive, Park Farm, Worcestershire, B98 7SN

Industrial Unit – For Sale or To Let



- 7,713 sq ft (716.56 sq m)
- Rear storage yard
- Two storey office block
- 4,000 kg travelling crane to main workshop
- Dock with loading from rear yard



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### LOCATION

Crossgate Road is located on part of the Park Farm Estate which is located on the southern side of Redditch and accessed via the Warwick Highway (A4189) which is 2.6 miles to the north of the property.

### DESCRIPTION

The property is part of a mid terraced factory block built in the 1980's. The main building is of a single storey brick and profile metal clad elevations with a single loading door off a rear yard area. The roof is a shallow pitched concrete frame with double skinned profile metal cladding incorporating perspex roof lights.

There is a small secure yard/parking area off Crossgate Road with a driveway entrance shared with a neighbouring unit 44. We understand this roadway is part of the adopted Highway.

The property has a concrete floor with LED lighting and also benefits from a 4,000kg travelling crane within the workshop/factory area. There is a mezzanine covering part of the factory floor with undercroft storage below the mezzanine.

The property also benefits from a two storey office and canteen/staff area block.

### ACCOMMODATION

|                                           |                    |                    |
|-------------------------------------------|--------------------|--------------------|
| Ground Floor Canteen & WC                 | 54.25 sq m         | 584 sq ft          |
| First Floor Office & Stores               | 54.25 sq m         | 584 sq ft          |
| Ground Floor Workshop/Factory inc Loading | 450.9 sq m         | 4,853 sq ft        |
| Mezzanine                                 | 157.18 sq m        | 1,692 sq ft        |
| <b>Total</b>                              | <b>716.58 sq m</b> | <b>7,713 sq ft</b> |

We understand the site extending to 0.08 hectares (0.21 acres).

### FREEHOLD

The property is available by way of a freehold sale of the property. The owners are seeking offers in excess of £450,000 plus VAT for the freehold interest in the property.

### LEASEHOLD

The property is available by way of a new full repairing and insuring lease for a minimum period of 3 years at a quoting rent of £39,500 per annum.

### RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £46,500

Interested parties should verify this information with the local rating authority.

### EPC

E102 – Expires August 2036

### VAT

All figures are exclusive of VAT which will be charged at the standard rate.

### VACANT POSSESSION

The property can be made available by the 1<sup>st</sup> October 2026.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

### CONTACT

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