

FOR SALE

ARCADIAN BUSINESS CENTRE

ENFIELD INDUSTRIAL ESTATE, REDDITCH, B97 6DE

harrislamb
PROPERTY CONSULTANCY



WAREHOUSE/INDUSTRIAL PREMISES

4,582 sq ft (425.68 sq m) (Approx. Gross Internal Area)

- Situated on a popular multi-let industrial estate
- Half a mile from Redditch Town Centre
- Rare opportunity to purchase

LOCATION

The units are situated on Enfield Industrial Estate, an established industrial area close to Redditch Town Centre. Access is off B4184 Windsor Road which in turn is off the A441 – one of the main arterial routes into Redditch J2/M42, with Redditch Town Centre approx. ½ mile.

DESCRIPTION

The development comprises 6 refurbished and sub divided industrial units with first floor mezzanine storage/office space.

All units are of traditional solid brick and structural steel column construction with north lit glazed roof and concrete floors, external metal cladding and part brick elevations. Each unit has its own roller shutter door access with individually metered and dedicated services, including electric and water.

Ground floor working height ranges from 10'3" to 11'6".

ACCOMMODATION

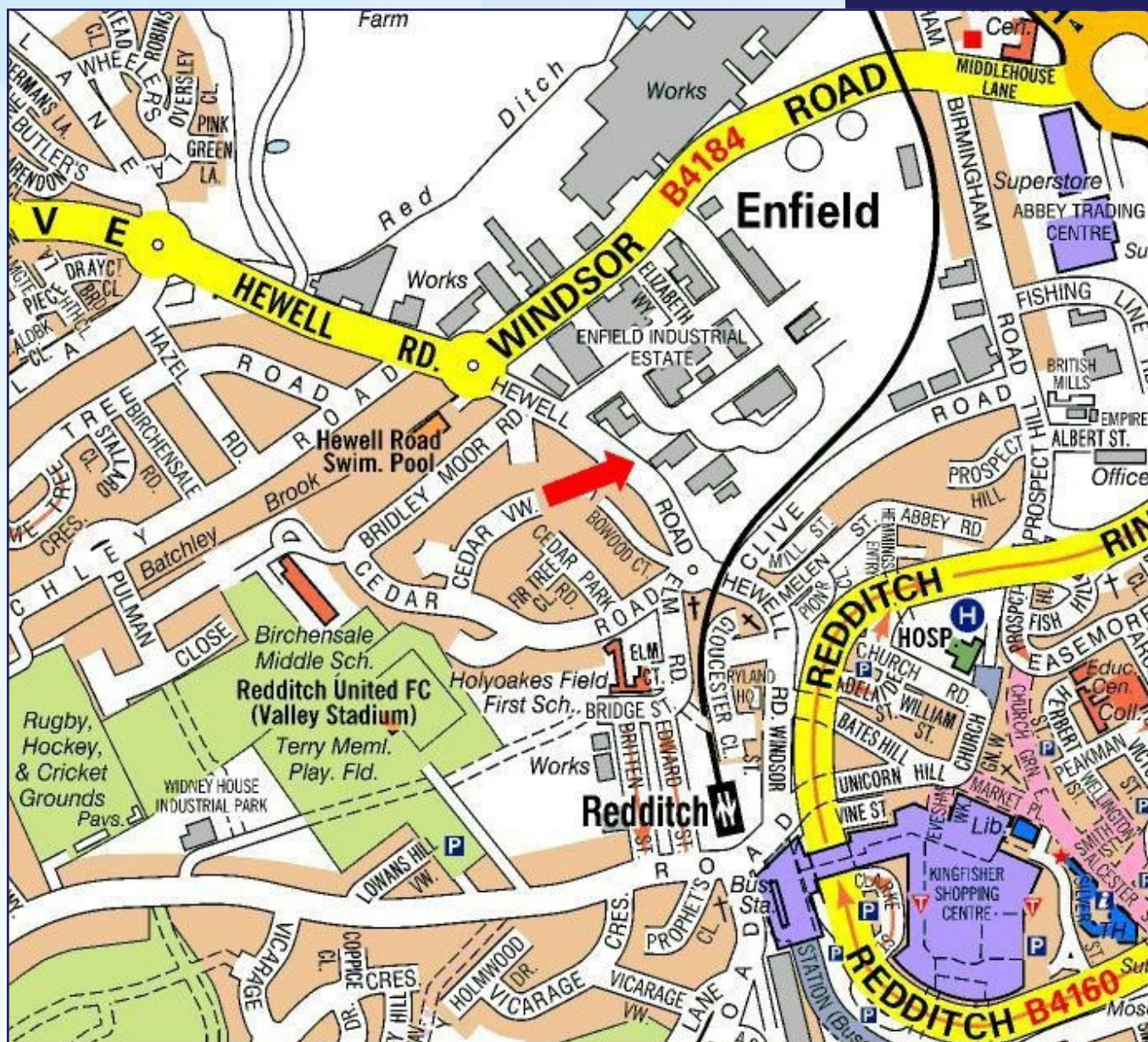
UNIT 1	SQ M	SQ FT
Warehouse	221.85	2,388
First Floor Storage / Offices	203.83	2,194
TOTAL Approx. Gross Internal Area	425.68	4,582

TENURE

Freehold

PRICE

£250,000, exclusive.



ENERGY PERFORMANCE CERTIFICATE

F (139).

BUSINESS RATES

Rateable Value (2017): £11,250.

PLANNING

We understand the property is located in an area zoned for commercial uses, however any interested party should make their own enquiries with Redditch Borough Council to ensure the relevant consent is in place for their use.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

All prices are quoted exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: G3845

Date: 09/19

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

