

TO LET



REDDITCH

**UNIT 8, UPPER
CROSSGATE RD, PARK
FARM IND EST B98 7SR**

MECS
We understand property.

EXTERIOR



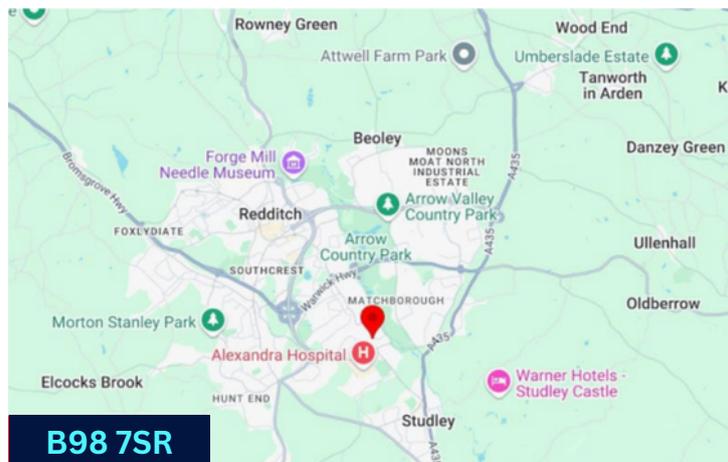
Summary

Size: 7,551 sq. ft. / 701.76 m2
Rent: £70,000 PAX
Rateable Value: £39,500
Tenure: LEASEHOLD

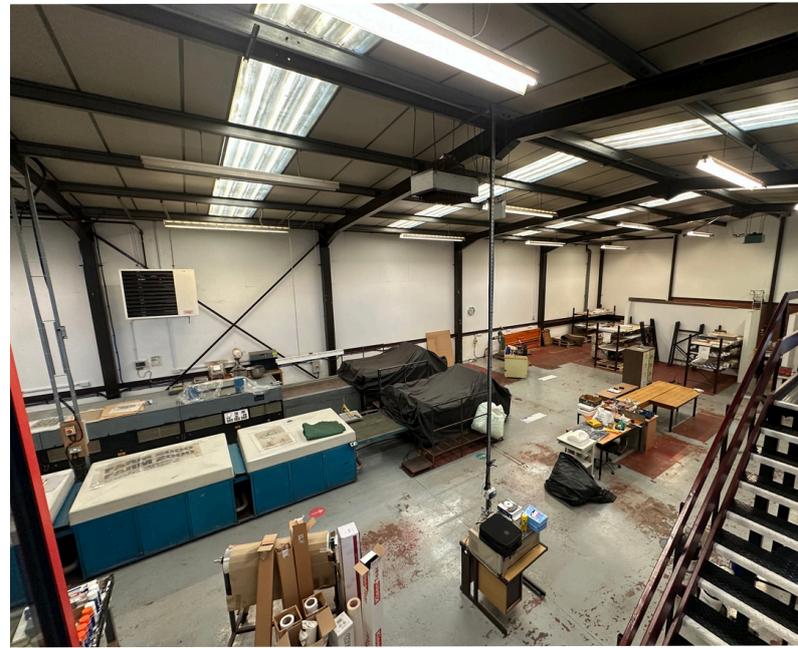
Location

Park Farm is one of the town's premier industrial areas, with Crossgate Road positioned at its centre. The property sits approximately halfway between the Town Centre to the north and Studley to the south, offering excellent accessibility. Junctions 2 and 3 of the M42 are both reachable within a 10-minute drive.

Unit 8, Upper Crossgate Rd, Park Farm Ind Est, Redditch B98 7SR



INTERIOR



INTERIOR



Warehouse & Offices

The property comprises a warehouse with two-storey office accommodation and ancillary accommodation.

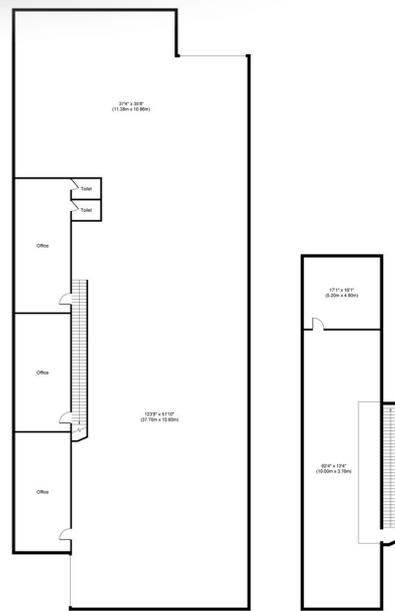
The main warehouse extends to approximately 5,200 sq ft (483 sqm) and benefits from 2 access doors, of which one is dock loading.

The warehouse offers 6m eaves height, full internal lighting, and gas blower heating.

Ground and First Floor Offices provide approximately 2,300 sq ft (213 sqm) with separate Ladies' and Gents' works toilets and office toilets

Key Features

- Freehold / Leasehold
- Prominent Location
- Detached Building
- Yard Space
- Private Parking
- Available Immediately



Approx. Gross Internal Floor Area 7551 sq. ft / 701.51 sq. m

OFFICE SPACE



Floor Areas

- Total Gross Internal Area (GIA): 7,551 sq ft
- Ground Floor GIA: 6,222 sq ft
- First Floor GIA: 1,329 sq ft

External Areas

Externally, the property benefits from a hard-surfaced, fenced and gated yard, complete with two double entrance gates and private parking.

Viewing

Strictly by appointment only via our Office on 01216816327

Services

All mains services are connected.

Legal Fees

Each party to bear their own fees.

Tenure

Leasehold

Accommodation

Name/Floor	Sq Ft	Sq M.
Ground GIA	6222 Sq. Ft.	578.25 Sq. M.
1st GIA	1329 Sq. Ft.	123.51 Sq. M.
Total	7551 Sq. Ft.	701.76 Sq. M.



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