

**SELF-CONTAINED  
INDUSTRIAL/WAREHOUSE PREMISES**



**BUS DEPOT, CHURCH ROAD  
REDDITCH, WORCESTERSHIRE, B97 4AB  
17,011 SQ FT (1,580.3 SQ M)**

- ROAD FRONTAGE
- SELF-CONTAINED
- PROMINENT LOCATION
- VARIETY OF USES (STPP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in a prominent location fronting Church Road in Redditch. The building is a few minutes' walk to the Kingfisher Shopping Centre and outdoor market. There are excellent transport links all located within walking distance of the subject premises. Redditch is approximately 15 miles south of Birmingham and is accessed via the A441 Redditch Road or A435 Birmingham Road, both of which lead direct to Junctions 2 & 3 of the M42 motorway respectively.

## DESCRIPTION

The property is a substantial industrial building of brick-built construction surmounted by a pitched asbestos roof. Internally the property is open plan and benefits from a concrete floor, three phase electrics, fluorescent strip lighting, several inspection pits, WC facilities & a kitchen area. There are various offices on the ground and first floors. There are electric roller shutters to the front of the property.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	15,896	1,476.7
First Floor Offices	1,115	103.6
<b>TOTAL</b>	<b>17,011</b>	<b>1,580.3</b>

## PLANNING

We have been informed that planning permission has been granted for B2 industrial use. Other uses may be possible subject to planning.

Interested parties should contact Redditch Borough Council Planning Department on 01527 64252.

## SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available at a rent of £55,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £32,350. Rates payable will be in the region of £16,142.65 per annum.

Interested parties are advised to make their own enquiries to Redditch Borough Council on 01527 64252.

## 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

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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