

**For Sale (May Let)**

**Industrial/Warehouse Unit with Offices**

5,625.90 sq m (60,555 sq ft) on a site of 1.42 hectares (3.5 acres)



- Potential redevelopment opportunity (subject to planning)
- Established industrial/logistics location
- Self contained site
- Up to 8m eaves
- Cranes (x3)



The property comprises a detached industrial warehouse with ancillary offices constructed in the mid 1980's and new warehouse extension in 2002, on a self contained site, with designated parking and yard areas.



### Warehouse

#### Original

- 8m eaves
- 3 level access doors
- Sodium lighting
- Overhead gantry cranes (1 of 6.3 tonne and 2 of 16 tonne)
- Works offices, canteen, toilets and locker room

#### Extension

- 7.07m eaves
- 2 level access doors
- Sodium lighting
- Gas warm air heating



### External

- Secure site
- Large car park
- Yard
- Weighbridge
- 2 x garages

### Price/Terms

Upon application.

### EPC

The building has a rating of C59.

### Services

All mains services are connected to the property.

### Business Rates

Rateable Value (2017) - £230,000.

### VAT

VAT is chargeable at the current rate.

### Accommodation

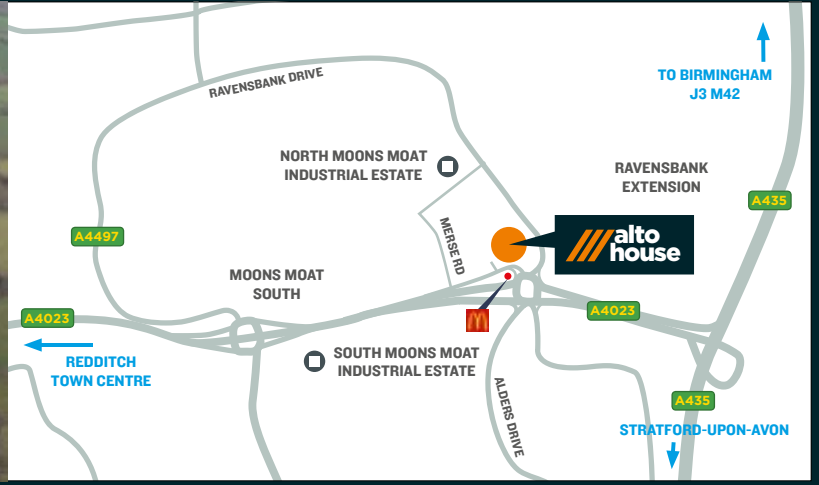
	Sq M	(Sq Ft)
Warehouse	2,195.03	23,627
Warehouse Extension	2,234.42	24,051
Works Staff Welfare	323.88	3,486
Ground Floor Office/Reception	302.06	3,251
First Floor Offices	394.98	4,252
Plant Room	78.72	847
Garage/Stores	96.81	1,041
<b>Total GIA</b>	<b>5,625.90</b>	<b>60,555</b>

The site area is 1.42 hectares (3.5 acres).

## Location

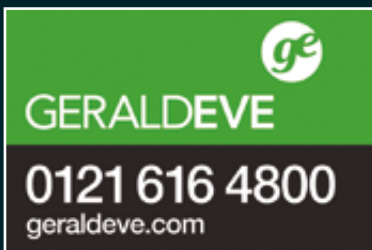
The property is located on Ravensbank Drive in a well established industrial/warehouse location and being only 4 miles south of J3 M42 via the nearby A4023 and A435.

SAT NAV: **B98 9NA**



## Viewing

For further information or to view contact:



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