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## **FOR SALE WAREHOUSE & OFFICES 1,376 SQ M (14,812 SQ FT)**

**LAURISTON PARK, PITCHILL, EVESHAM,  
WORCESTERSHIRE, WR11 8SN**

- Substantial modern warehouse
- High quality offices

**Edward  
Symmons**

**0121 200 7620**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



27/03/09



**Location**

The property is located on Lauriston Park Business & Technology Village in Pitchill, approximately 14 miles to the south of Redditch via the A46. The M5 motorway is approximately 11 miles to the west at Junction 6 via the A442 and A46.

**Description**

The property comprises a large industrial unit with an adjoining office building.

The warehouse is of steel portal frame construction, clad with profile metal sheeting, under a pitched roof, which is lined and lit with translucent light panels. Internally, the unit has a concrete floor and suspended fluorescent lights. Access is via an electric roller shutter door to the front and four electric roller shutter doors to the rear of the unit.

The offices are of steel portal frame construction with brick external elevations and a steel profile clad roof. Internally, they have been sub-divided to provide a number of smaller suites fitted out to a high standard with under floor and perimeter trunking, suspended ceilings with inset Category II lighting and Daikin air conditioning units. In addition, a reception area is provided with a tiled floor and double height ceiling with inset spot lighting.

To the front of the building is an area of concrete hardstanding and a large area of hardcore for parking. Whilst to the rear is a concrete loading area and further parking.

**Services**

We understand the property is connected to mains services including water, three phase electricity and drainage.

**Tenure**

Long leasehold for a term of 999 years from 1 December 2006 at a peppercorn rent.

**Accommodation**

	Sq M	Sq Ft
Offices	496	5,339
Warehouse	<u>880</u>	<u>9,472</u>
Total	1,376	14,812

**Rates**

The rateable value is £61,000.

**Planning**

The property has B1, B2 & B8 office consent within the Town & Country Planning (Use Classes Order) 1987.

**Price**

£600,000.

**Legal Costs**

Each party is to be responsible for their own legal costs.

**Viewing**

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Misrepresentation Act 1967

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