

FOR SALE

UNITS 1-4 REDBROOK LANE INDUSTRIAL ESTATE
REDBROOK LANE, RUGELEY, STAFFORDSHIRE, WS15 1QU



3 INDUSTRIAL/WAREHOUSE UNITS
10,434 - 57,075 sq ft (969 - 5,302 sq m)
on a site area of 5.7 acres (2.3 Ha) (Approx. Total Gross Internal Area)

- Buildings available individually or combined
- Short term rental income from Hawkins Logistics
- Generous yard / parking areas
- A51 approx. 1 mile

LOCATION

The buildings are located on the Redbrook Lane Industrial Estate in Rugeley which is an established industrial area located on the edge of the town. The A51 lies approx. 1 mile to the east providing access to Lichfield and the A38 to the south and Stafford and Stone to the north. Cannock is approx. 7 miles to the south where access can be obtained to the M6 motorway, M6 Toll and A5 trunk road.

POSTCODE: WS15 1QU



DESCRIPTION

The property comprises of three buildings set within a large ring fenced site which provides a very low site coverage of 23%.

Unit 1

A two bay steel portal frame unit with a single storey office block to the front. The building is constructed with a concrete floor, part brick / part clad elevations with a lined roof incorporating roof lights above. Loading access is via a roller shutter door on the left hand side. Part of the warehouse has been fitted out as additional office space comprising single storey and a two storey office block that benefits from LED lighting and air conditioning. To the front of the building, the original office block provides a variety of partitioned offices and toilet / kitchen facilities.

Unit 2/3

A two bay steel portal frame unit with a lined roof incorporating roof lights. Loading access is via three roller shutter doors in the front, side and rear elevations. Eaves height is 4.5m and there is a 33m deep yard to the side of the building with additional yard / parking to the front.

Unit 4

Of similar construction to Unit 2/3 with a small wc / amenity block and 3 loading doors giving access via the side and gable end elevations. Units 4 benefits from yard space around the perimeter of the building providing vehicle circulation and access around the whole unit.



ACCOMMODATION

	SQ M	SQ FT
Unit 1		
Front office block	101.77	1,095
Warehouse offices	210.41	2,264
Warehouse	759.02	8,170
Total	969.43	10,434
Unit 2/3		
Total	2,814.25	30,291
Unit 4		
Total	1,519.00	16,350
TOTAL Approx. Gross Internal Area	5,302.68	57,075

Site area – 5.70 acres (2.30 hectares).

TENURE

The site is currently let to Hawkins Logistics on a lease expiring 6th June 2026. There is a mutual landlord and tenant break option that can be served any time after 7th June 2021 subject to 12 months notice. The site has a low passing rent of £135,000 per annum.

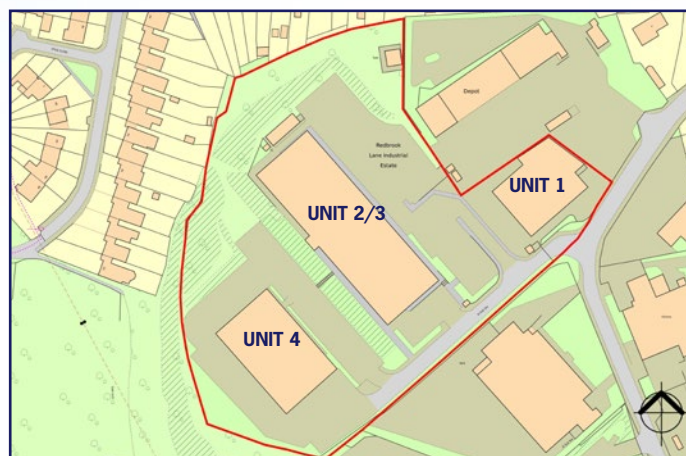
The freehold interest is available to purchase with the benefit of the above lease.

PLANNING

The buildings are currently being used for B8 warehousing and distribution. Interested parties are advised to make their own enquiries to Cannock Chase Council Tel: 01543 462621.

PRICE

Price on application.



BUSINESS RATES

Rateable Value - £155,000.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 - C(53)

Unit 2 - D(80)

Unit 3 - C(60)

Unit 4 - D(93)

SERVICES

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

LEGAL COSTS

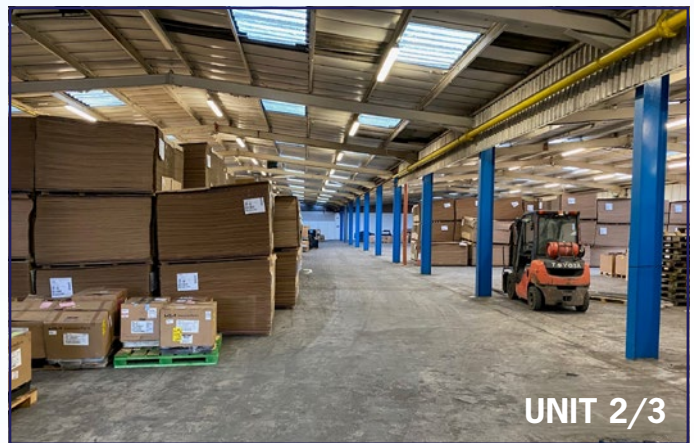
Each party to be responsible for their own costs incurred in this transaction.

VAT / TOGC

All prices quoted exclusive of VAT. It anticipated that the sale may be treated as a Transfer of a Going Concern.

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.



VIEWING Strictly via sole agents

Andrew Groves

andrew.groves@harrislamb.com
07966 263 287

✉ info@harrislamb.com

Charles D'Auncey

charles.dauncey@harrislamb.com
07747 897 866

harrislamb
PROPERTY CONSULTANCY

0121 455 9455
01782 272555

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1266 Date: 11/24

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.

