



ABBNEY MILLS

Abbey Mills | Alcester | Warwickshire | B49 5JG

- Prominence to A435
- Large 2 Acre Yard

FOR SALE // TO LET



DISTRIBUTION WAREHOUSE

Suitable for alternative uses, subject to planning

47,064 SQ FT
(4,372 sq m)



DESCRIPTION

The building was originally constructed in 1990 as a chilled distribution unit, but most recently used as a facility manufacturing pre-fabricated roof sections.

It is of steel portal construction with an approximate minimum eaves height of 7.5m and 6.3m to the ceiling still in situ from when the unit was refrigerated.

The property benefits from 15 dock levellers, and 1 level access loading door. There is a two storey office block on the front of the building and a large yard measuring approximately 2 acres and with a maximum depth of approximately 67m. In addition, there is extensive car parking to the front of the offices.

ACCOMMODATION

Description	Sq ft	Sq m
Warehouse	34,900	3,242.28
Extension	2,499	232.16
GF Office	5,583	518.66
FF Office	4,082	379.23
Total (GIA)	47,064	4,372.34

The total site area is 4.3 acres providing a site cover of 26%.

The property has been measured on a Gross Internal (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).







KEY FEATURES



Frontage
To busy A road



Large Secure Yard
(Maximum yard depth of 67m)



15 Dock Leveller
Loading bays



6.3m Height to Chiller Ceiling
Approximately 7.5m to eaves if chiller ceiling removed



1 Level Access
Loading door



Site Coverage
26%



Extensive
Parking



Adjacent
to A435



Well connected to
Redditch, M40 and M42



Two Storey
Office space



Canteen and
Kitchen area



Locker Rooms
and shower facilities



FURTHER INFORMATION

EPC

Current EPC rating of C.
This will move to a B rating if the gas heaters are decommissioned

VAT

This property is registered for VAT (Value Added Tax).

BUSINESS RATES

Rateable Value (2026) - £247,000
(Buyer must rely on their own enquiries)

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in this transaction.

TERMS

Rent on Application.

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively the property is available to purchase freehold.



VIEWING

Strictly by appointment through joint agents.

BROMWICH

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