

TO LET

UNIT 26 MANORSIDE INDUSTRIAL ESTATE, WALKERS ROAD, NORTH MOONS MOAT, REDDITCH, B98 9HE



FACTORY/WAREHOUSE 10,746 SQ FT (999 SQ M)

- FENCED AND GATED YARD
- FULLY REFURBISHED
- CONVENIENT LOCATION
- WORKING HEIGHT 19'0" (5.80 M)
- EASY ACCESS TO M42
- AVAILABLE IMMEDIATELY

**£69,950 PER ANNUM
(PLUS VAT)**

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LOCATION

North Moons Moat is recognised as arguably the most prestigious of the industrial locations in Redditch. Junction 3 of the M42 is four miles to the north, via the A435, bringing the M40 interchange within 10 minutes' drive and links to the M5, M6 and M69.

This area of Redditch has attracted many nationally known companies, such as Amazon, Grupo Antolin, Thorlux, Lear Group and Kettler (GB) Ltd, along with many well-established local companies.

DESCRIPTION

Manor Side is the largest Estate in North Moons Moat, having originally been developed by the Redditch Development Corporation, comprising 29 industrial units, totalling 187,382sqft (17,400sqm).

Unit 26 is a mid-terrace Factory/Warehouse Unit with integral two-storey Offices. The Unit has been refurbished to include; double-glazed windows and personnel doors, an electrically-operated loading door and gas-fired heating. Internally, the Property benefits from private offices with suspended ceilings incorporating recessed lighting and new carpet tiles.

Externally, there is a gated, palisade fenced concrete Yard providing access to the loading door.

The Gross Internal Area (GIA) extends to 10,746 sq ft (1,000 sq m), measuring 98'5" (30.00m) x 97'10" (29.85m). The Unit benefits from a minimum working height of 19'0" (5.80m).



RENT

£69,950 per annum plus VAT.

RATEABLE VALUE

£46,500.

SERVICES

All mains services are available.

EPC

Band C (65)

TENURE

Available by way of a Full Repairing and Insuring Lease for a term of 5 or more years.

SERVICE CHARGE

An Estate Charge is payable to contribute towards the maintenance of the communal areas.

LEGAL FEES

Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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