

# TO LET

UNIT 23 AND 24 WALKERS ROAD, MANORSIDE INDUSTRIAL ESTATE, NORTH  
MOONS MOAT, REDDITCH, B98 9HE



**15,625 TO 31,250 SQ FT**  
**MODERN FACTORY/WAREHOUSE**

- 19'0" (5.8 M) WORKING HEIGHT
- FULLY REFURBISHED
- INTEGRAL TWO STOREY OFFICE
- GOOD MOTORWAY LINKS
- FENCED AND GATED YARD
- ESTABLISHED INDUSTRIAL ESTATE

**FROM £93,750 PER ANNUM**  
**+ VAT**

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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 Grupo Antolin, Thorlux, Lear Group and Kettler (GB) Ltd, along with many well-established local companies.

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).

Units 23 & 24 are a pair of semi-detached Factory/Warehouse Units with integral two-storey Offices. They have been refurbished to include; double-glazed windows and personnel doors, electrically operated loading doors and gas-fired heating. Internally, the Property benefits from private offices with suspended ceilings incorporating recessed lighting and new carpet tiles.

Externally, the Units benefit from gated, palisade fenced concrete Yards providing access to a pair of roller shutter loading doors, plus communal parking provided within the Estate.

The Gross Internal Area (GIA) of each Unit extends to approximately 15,625 sq ft (1,452 sq m), measuring 98'5" (30.00m) x 147'5" (44.95m). The Unit benefits from a minimum working height of 19'0" (5.80m).

### RENT

**£93,750 Per Annum (+VAT)**

### RATEABLE VALUE

**£58,500 - £59,500**

### SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas.

### EPC

**E**

### SERVICES

All mains services are available.

### LEGAL FEES

Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.





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