

TO LET

UNIT 7 COLEMEADOW ROAD, NORTH MOONS MOAT, REDDITCH, B98 9PB



13,513 SQ FT

MODERN FACTORY/WAREHOUSE

- 19'16" (5.84 M) WORKING HEIGHT
- GOOD QUALITY OFFICES
- SEPARATE MEETING ROOM
- GOOD MOTORWAY LINKS
- FENCED AND GATED YARD
- ESTABLISHED INDUSTRIAL ESTATE

£78,000 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.

Colemeadow Road has been one of the most successful estates to have been developed by the Redditch Development Corporation in the early 1980's and consists of 30 Industrial units ranging in size from 500 sq ft to 13,500 sq ft.

Unit 7 is an end terrace single-storey Factory/Warehouse with two-storey integral Offices to the front. The accommodation is presently arranged as follows: -

Front Offices and ancillary accommodation totalling some 3,121 sq ft (290 sq m). The front Offices are carpeted, lighted and heated throughout by metal radiators.

The Warehouse measures 29.71 sq m x 29.92 sq m and benefits from a working height of 19'16" (5.84 m).

Externally there is an enclosed gated concrete Yard and ample parking is provided within the Estate.

RENT

£78,000 Per Annum (+VAT)

RATEABLE VALUE

£52,000

SERVICE CHARGE

TBC

EPC

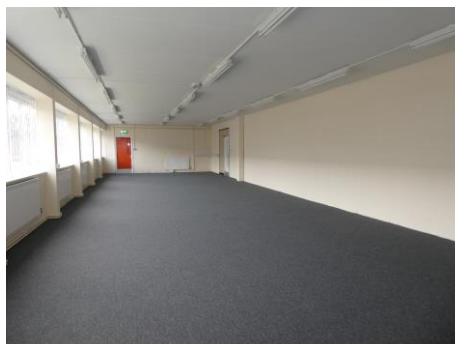
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LEGAL FEES

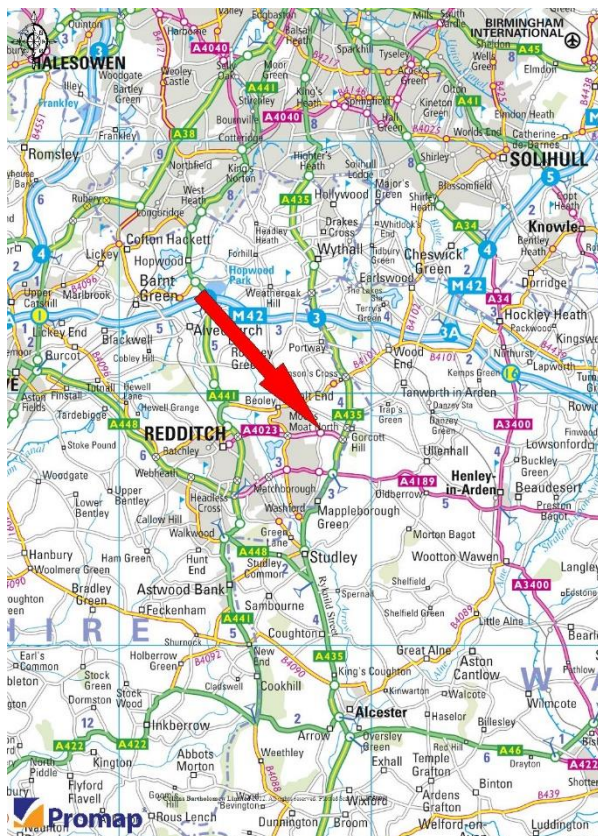
Each party to bear their own fees.

VIEWING

Strictly by appointment with our office -
01527 584 242.



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