

FOR SALE/ TO LET

UNIT 6 WALKERS ROAD, MANORSIDE INDUSTRIAL ESTATE, NORTH MOONS
MOAT, REDDITCH, B98 9HE



553 SQ FT FACTORY/WAREHOUSE

- 11'4" (3.45M) EAVES HEIGHT
- EXCELLENT LOADING
- CONVENIENT LOCATION
- GOOD MOTORWAY LINKS
- AVAILABLE IMMEDIATELY
- ESTABLISHED INDUSTRIAL ESTATE

ASKING PRICE: £87,500 (+VAT)
RENT: £5,500 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).

The Property is a single-storey Factory/Warehouse Unit incorporating a WC, with access via a loading door and separate personnel door.

The Gross Internal Area (GIA) extends to 553 sq ft (51 sq m)

The Unit has a minimum working height of 11'4" (3.54 M)

ASKING PRICE

£87,500 (+ VAT)

RENT:

£5,500 per annum plus VAT

RATEABLE VALUE:

Unit 6: £3,550

SERVICE CHARGE:

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

LEASE TERMS

The premises are available by way of a Full Repairing and Insuring Lease, for a term of 3 or more years.

SERVICES

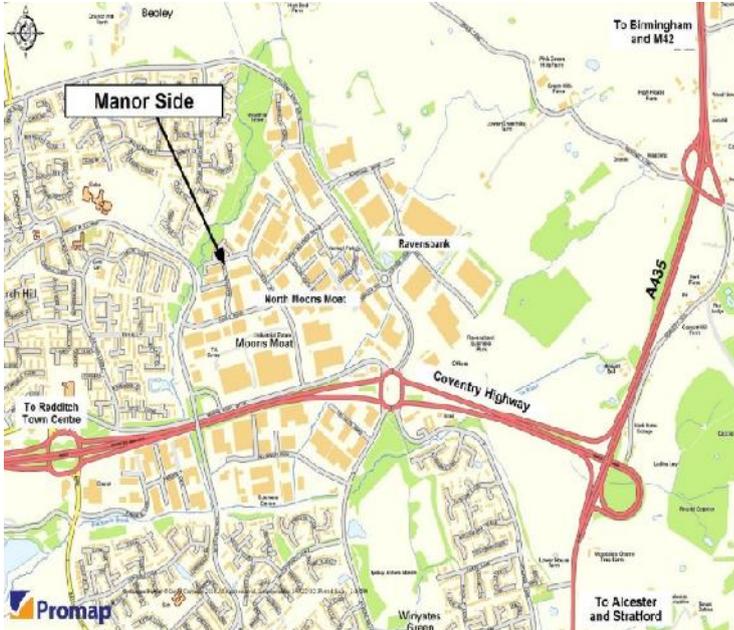
Service charge payable towards the maintenance of the communal areas.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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