

# TO LET

UNIT 10 COLEMEADOW ROAD, NORTH MOONS MOAT,  
REDDITCH, B98 9PB



**11,550 SQ FT (1,037 SQ M)**

**MODERN FACTORY/WAREHOUSE**

- 20'10" (6.37 M) EAVES
- GOOD QUALITY OFFICES
- GAS-FIRED HEATING
- GOOD MOTORWAY LINKS
- FENCED AND GATED YARD
- ESTABLISHED INDUSTRIAL ESTATE

**RENT – £70,000 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 10 is an end terrace Factory/Warehouse with two-storey integral Offices to the front.

The accommodation is presently arranged as follows: -

The Offices and ancillary accommodation totalling 3,802sqft (353sqm). The Offices are carpeted, lighted and heated throughout by metal radiators.

The Warehouse measures 23.71m x 29.92m and benefits from an eaves height of 20'10" (6.37 m).

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

### RENT

£70,000 Per Annum (+VAT)

### RATEABLE VALUE

£45,500

### SERVICE CHARGE

£3,400 + VAT per annum

### EPC

D (100)

### LEGAL FEES

Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office -  
01527 584 242.



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