

# TO LET

UNIT 30 WALKERS ROAD, MANORSIDE INDUSTRIAL ESTATE, NORTH MOONS  
MOAT, REDDITCH, B98 9HE



**11,561 SQ FT (1,074 SQ M)**

**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

**£75,150 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).

Unit 30 is an end-terraced Factory/Warehouse Unit with integral two-storey Offices. The Unit has been refurbished to include; double-glazed windows and personnel doors and gas-fired heating. Internally, the Property benefits from private offices with suspended ceilings incorporating recessed LED lighting and new carpet tiles.

Externally, the Unit benefits from a gated, palisade fenced concrete Yard providing access to a roller shutter loading door, plus communal parking provided within the Estate.

The Gross Internal Area (GIA) extends to approximately 11,561 sq ft (1,074 sq m), measuring 98'5" (30.00m) x 98" (29.89m). The Unit benefits from a minimum working height of 19'0" (5.80m).

### RENT

**£75,150 Per Annum (+VAT)**

### RATEABLE VALUE

**£48,500**

### SERVICE CHARGE

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

### EPC

**Band D (76)**

### 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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