



£21,000 Per Annum + VAT

2280 SQ FT

A7 Oxleasow Road

East Moons Moat, Redditch, Worcestershire, B98 0RE

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- 2280 SQ FT (212 SQ M)
- AVAILABLE IMMEDIATELY
- MID-TERRACED

- M42 5 MINUTES
- FLEXIBLE TERMS AVAILABLE
- ESTABLISHED INDUSTRIAL ESTATE

Location

East Moons Moat Business Centre is located two miles from Redditch town centre, approximately half mile from the A4023 Coventry Highway and just 3 miles south of J3, M42, giving excellent access to the Midlands Motorway Network.

Description

The Unit is a self-contained Factory/Warehouse. The Unit is of traditional steel portal frame construction with a minimum working height of 19'8" (6.0 m) built to an institutional specification with a pitched roof.

A roller shutter loading door provides access to the main works area.

The Gross Internal Area is 2,280 sq ft (212 sq m).

The Estate benefits from a manned communal reception and excellent loading access via the Estate Road.

Tenure

New business lease for a term of 3 or more years.

Alternatively, short term Licence arrangements may be considered.

Asking Rent

£21,000

Service Charge

An Annual Service Charge of £5,014 (+VAT) is levied for the maintenance and upkeep of common areas.

Rateable Value

£11,000 – 100% Rate Relief available

EPC

Band E (101)

Legal Fees

Each party to bear their own fees

Viewing

Strictly by appointment with our office - 01527 584 242.



Area Map



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