

Industrial Unit

6,696 SQ FT (622 SQ M)

6 Colemeadow Road, Redditch, B98 9PB

To Let

- **MINIMUM WORKING HEIGHT 18'6"**
- **POPULAR INDUSTRIAL ESTATE**
- **FENCED AND GATED YARD**
- **FULL REFURB INSTRUCTED**
- **EXCELLENT MOTORWAY LINKS**
- **INTEGRAL TWO-STOREY OFFICES**

LOCATION

North Moons Moat is recognised as the premier industrial location in Redditch. Junction 3 of the M42 Motorway is approximately 4 miles to the north, via the A435, with the M40 interchange being within 10 minutes' drive, with excellent links to the M5 and M6 Motorways.

A number of nationally known companies are within the vicinity, including Amazon, Lear Group, Thorlux and Kettler (GB) Ltd, along with many established local and regional companies.

DESCRIPTION

Unit 6 is a mid-terrace Factory/Warehouse Unit with integral two-storey Offices. The Unit is due to be fully refurbished, to include new LED lighting, uPVC double-glazed windows and new floor covering throughout.

Internally, the Property benefits from a main Warehouse area with a mixture of Private and Open-Plan Offices benefitting from suspended ceilings and good quality carpet tiles..

The Gross Internal Area (GIA) extends to approximately 6,696 sq ft (622 sq m). The Unit benefits from a minimum working height of 18'6" (5.61 m).

Externally, the Unit benefits from a gated, concrete-surfaced Yard, providing access to a loading door to the rear. Communal parking is provided within the Estate.

RENT

£65,000 per annum + VAT

RATEABLE VALUE

£43,750

SERVICE CHARGE

An Annual Charge is levied for the maintenance of common areas.

EPC

Band D (85)

SERVICES

All mains services are available.

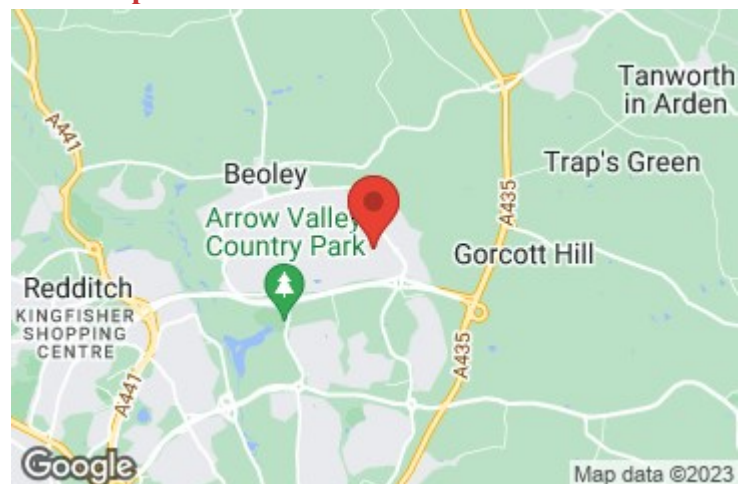
LEGAL FEES

Each party to pay their own costs.

VIEWING

Strictly by appointment with our Reception on 01527 584 242

Area Map



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