

## Industrial Unit

553 SQ FT

Units 3 and 5 Walkers Road, Redditch, B98 9HE

# To Let

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

## LOCATION

Manorside is the largest industrial estate in North Moons Moat, having originally been developed by the Redditch Development Corporation.

North Moons Moat is recognised as the prime industrial location in Redditch, with Junction 3 of the M42 Motorway being 4 miles to the north, via the A453. Redditch has attracted many internationally known companies, such as Amazon, Lear Group, Thorlux and Kettler, along with many well established local/regional companies.

## DESCRIPTION

The Properties comprises mid-terrace, single-storey Workshop/Warehouse Units, with each Unit being accessed via a loading door and personnel door. Internally, the Units are of basic specification with LED / fluorescent strip lighting and WC facilities.

The Gross Internal Area (GIA) of each Unit extends to approximately 553 sq ft (51 sq m).

Externally, the Units benefit from a concrete-surfaced Forecourt, providing parking and access for loading.

## ASKING RENT

£7,750 per annum (plus VAT).

## SERVICE CHARGE

A contribution of approximately £550 plus VAT per annum is payable towards the upkeep of the communal areas per Unit.

## LEASE TERMS

The Units are available by way of new Full Repairing and Insuring Leases for a term of 3 or more years.

## SERVICES

All mains services, save for gas, are connected.

## RATEABLE VALUES

Unit 3 - £4,750

Unit 5 - £4,750

## EPC'S

Unit 3 – TBC

Unit 5 – Band D (78)

## ANTI-MONEY LAUNDERING

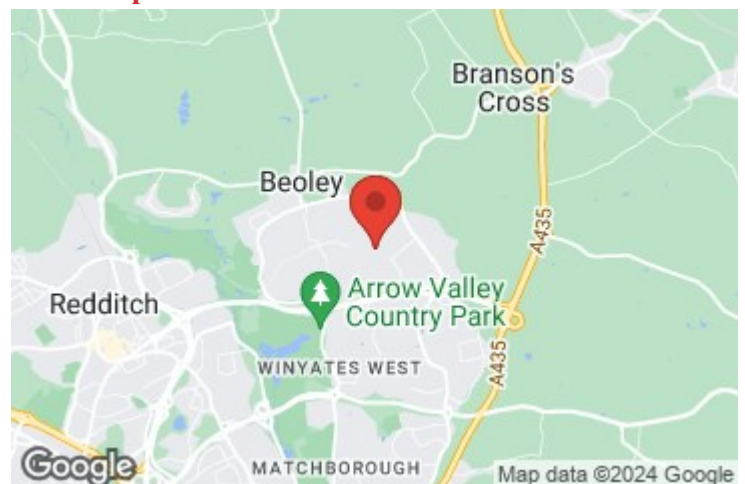
In accordance with Anti-Money Laundering Regulations, we require two forms of Identification from all Tenants.

## VIEWING

Strictly by appointment with our Reception on 01527 584242 or via our Joint Agents, Bromwich Hardy.



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.