



# 18-19 PADGETS LANE

South Moons Moat, Redditch **B98 0RA**

**TO LET Industrial/Warehouse Unit**

**41,345 sq ft** (3,840 sq m)



6.6m Eaves



Large Secure Yard



Trade Counter



## LOCATION

Padgets Lane is in an established location forming part of the South Moons Moat Industrial Estate within Redditch.

Access to the units is via Coventry Highway and A435 which in turn link with the M42 J2 and J3 approximately 5 miles distant.

## DESCRIPTION

The units provide the following:

### Warehouse

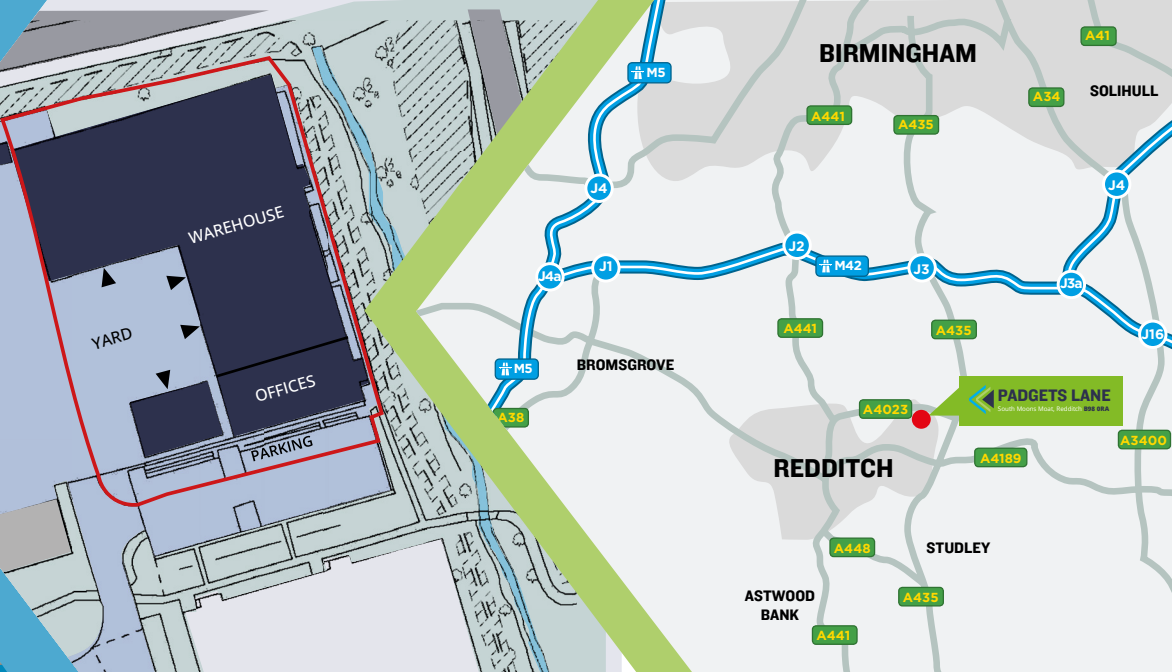
- 6.6m eaves
- LED lighting Cat 7
- Gas fired heaters
- Car parking
- Secure yard
- 24 hour access
- Fully racked and lit
- 4 level access loading doors

### Offices

- Reception area
- Air conditioning
- Suspended ceilings
- LED lighting
- Fitted kitchen
- Trade Counter
- WC's

### RENT

Rent upon application.



## ACCOMMODATION

BUILDING 1	sq ft	sq m
Warehouse	35,764	3,322.59
Trade counter/store	2,237	207.84
Offices	3,344	310.70
<b>Total</b>	<b>41,345</b>	<b>3,841.13</b>

## LEASE

The units are currently available by way of sublease until December 2028.

## EPC

The buildings have an energy performance rating of C-72.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

## VAT

VAT may be chargeable at the current rate.

SAT NAV: B98 0RA

taker.sugars.sand



**VIEWING** By appointment with the joint agents.

**JOHN TRUSLOVE**  
Chartered Surveyors & Valuers  
01527 584 242  
www.johntruslove.com

**Ben Truslove**  
07791 371 032  
ben@truslove.co.uk

**AVISON YOUNG**  
0121 236 8236  
avisonyoung.co.uk

**Max Andrews**  
07770 801 885  
max.andrews@avisonyoung.com