



Industrial Unit

1,118 SQ FT (104 SQ M)

Unit 11, 12 & 13 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 1,118 sq ft (104 sq m).

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

ASKING RENT

£12,000 per annum (plus VAT).

SERVICE CHARGE

A contribution of approximately £1,100 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 11 - £8,400

Unit 12 - £8,400

Unit 13 - £8,300

100% Small Business Rate Relief potentially available.

EPC'S

Unit 11 - F (145)

Unit 12 - F (145)

Unit 13 - F (145)

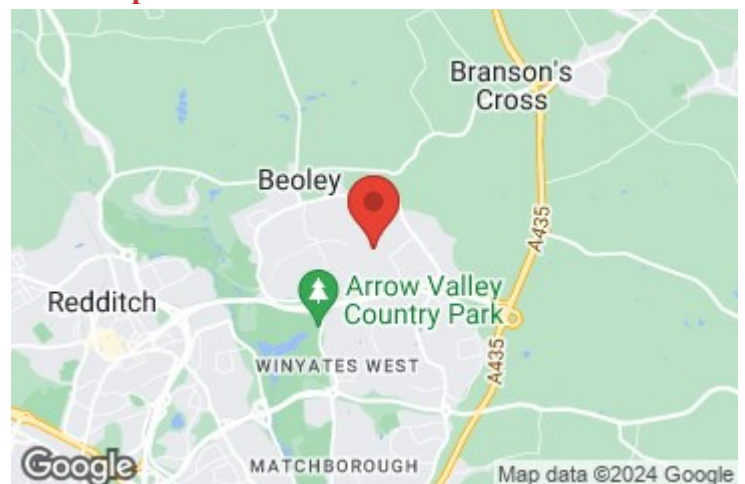
ANTI-MONEY LAUNDERING

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.