



MODERN FACTORY/WAREHOUSE

15,625 SQ FT

Unit 23 Walkers Road, Redditch, B98 9HE

To Let

- **19' (5.8 M) WORKING HEIGHT**
- **FULLY REFURBISHED**
- **INTEGRAL TWO STOREY OFFICE**
- **GOOD MOTORWAY LINKS**
- **FENCED AND GATED YARD**
- **ESTABLISHED INDUSTRIAL ESTATE**

LOCATION

North Moons Moat is recognised as arguably the most prestigious of the industrial locations in Redditch. Junction 3 of the M42 is four miles to the north, via the A435, bringing the M40 interchange within 10 minutes' drive and links to the M5, M6 and M69. This area of Redditch has attracted many nationally known companies, such as Grupo Antolin, Thorlux, Lear Group and Kettler (GB) Ltd, along with many well-established local companies.

Manorside is the largest Estate in North Moon's Moat, having originally been developed by the Redditch Development Corporation, comprising 29 industrial units, totally 187,382 sq ft (17,400 sq m).

DESCRIPTION

Unit 23 is a semi-detached Factory/Warehouse Unit with integral two-storey Offices. The unit has been refurbished to include LED lighting, double-glazed windows and personnel doors and two electrically operated loading doors.

Externally, the Property benefits from a gated, pallisade fenced concrete Yard providing access to a pair of roller shutter loading doors, plus communal parking provided within the Estate.

The Gross Internal Area (GIA) extends to approximately 15,625 sq ft (1,452 sq m), with the footprint measuring 98'5" (30.00 m) x 147" (44.95 m).

RENT

£117,200 per annum (plus VAT) on the basis of a new Full Repairing and Insuring Lease for 5 or more years.

RATEABLE VALUE

£81,500

SERVICE CHARGE

An annual charge is levied for the maintenance and upkeep of common areas.

EPC

TBC

SERVICES

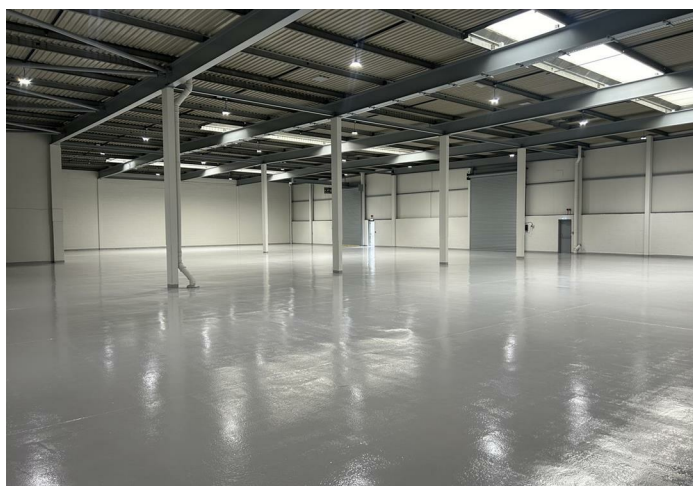
All mains services are available.

LEGAL FEES

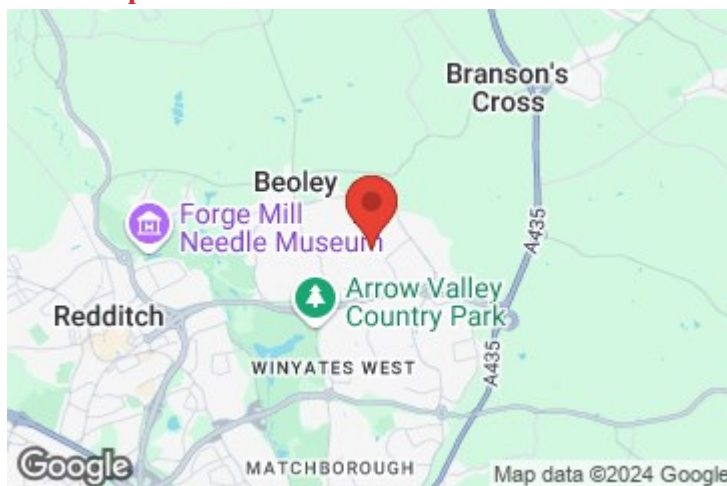
Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242



Area Map



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