



MODERN FACTORY WAREHOUSE

11,703 SQ FT (1,088 SQ M)

45 Walkers Road, Redditch, B98 9HD

TO LET

- **19' (5.8 M) WORKING HEIGHT**
- **AVAILABLE SEPTEMBER 2024**
- **EXCELLENT TRANSPORT LINKS**
- **UNDERGOING RERFUBISHMENT**
- **INTEGRAL TWO STOREY OFFICES**
- **FENCED AND GATED YARD**

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.

DESCRIPTION

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

Unit 45 is a semi-detached Factory/Warehouse Unit with integral two-storey Offices. The unit is being refurbished to include LED lighting, double-glazed windows and personnel doors and an electrically operated loading door.

Externally, the Property benefits from a gated, palisade fenced concrete Yard providing access to a pair of roller shutter loading doors, plus communal

parking provided with the Estate.

The Gross Internal Area (GIA) extends to approximately 11,703 sq ft (1,088 sq m), with the footprint measuring 98'5" (30.00 m) x 98'7" (30.09 m).

RENT

£91,300 per annum (plus VAT) on the basis of a new Full Repairing and Insuring Lease for 5 or more years.

RATEABLE VALUE

£59,500

SERVICE CHARGE

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

EPC

Band D (93)

LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office on 01527 584 242



Area Map



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