

Refurbished Industrial Warehouse Unit Available

TO LET



Unit 23 Manor Side Industrial Estate, Walkers Road, North Moons Moat, Redditch B98 9HE.

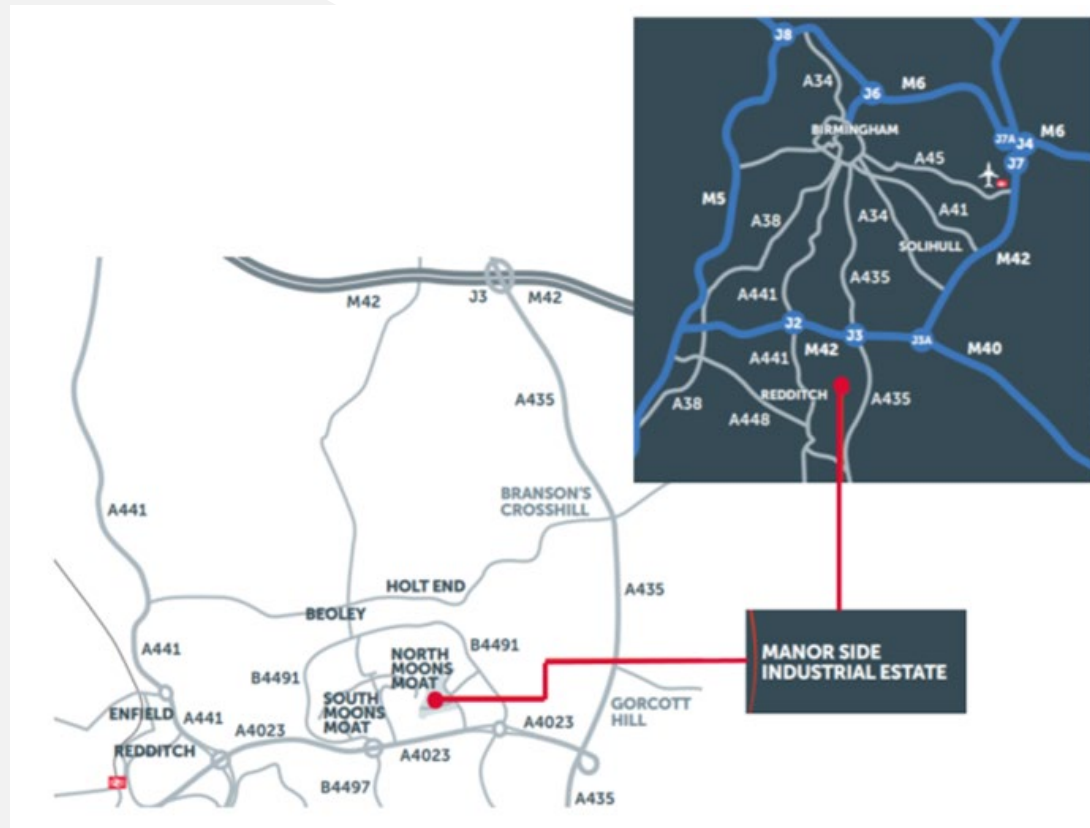
15,625 SQ FT (1,451.59 SQ M)



LOCATION

Manor Side Industrial Estate is positioned within the well established industrial district of North Moons Moat within 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.

Established occupiers neighbouring the estate include, Amco, Grupo Antolin, Thorlux, Lear Group and Kettler (GB) Ltd.



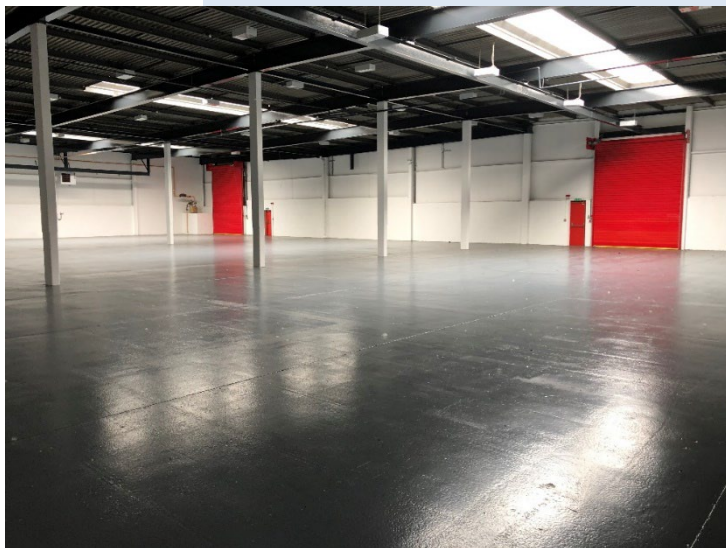
DESCRIPTION

The property comprises a modern refurbished industrial warehouse unit of steel portal frame construction. The property benefits from the following specification:

- 8.4m clear internal height
- 6m eaves height
- Two electric level access loading doors
- LED lighting to the warehouse
- Two storey office and welfare accommodation
- Secure and gated rear yard area
- Car parking facilities to the front of the property

ACCOMMODATION

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Total	15,625	1,452



TERMS

The premises are available to rent on new fully repairing and insuring lease terms for a term to be agreed.

RENT

On application

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

RATEABLE VALUE

To be assessed by the relevant authority.

Contact.

For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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[Particulars dated [03.07.2024]. Photographs and videos dated [2023]

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