

Refurbished Industrial Warehouse Unit Available

TO LET



Unit 45 Manor Side Industrial Estate, Walkers Road, North Moons Moat, Redditch B98 9HE.

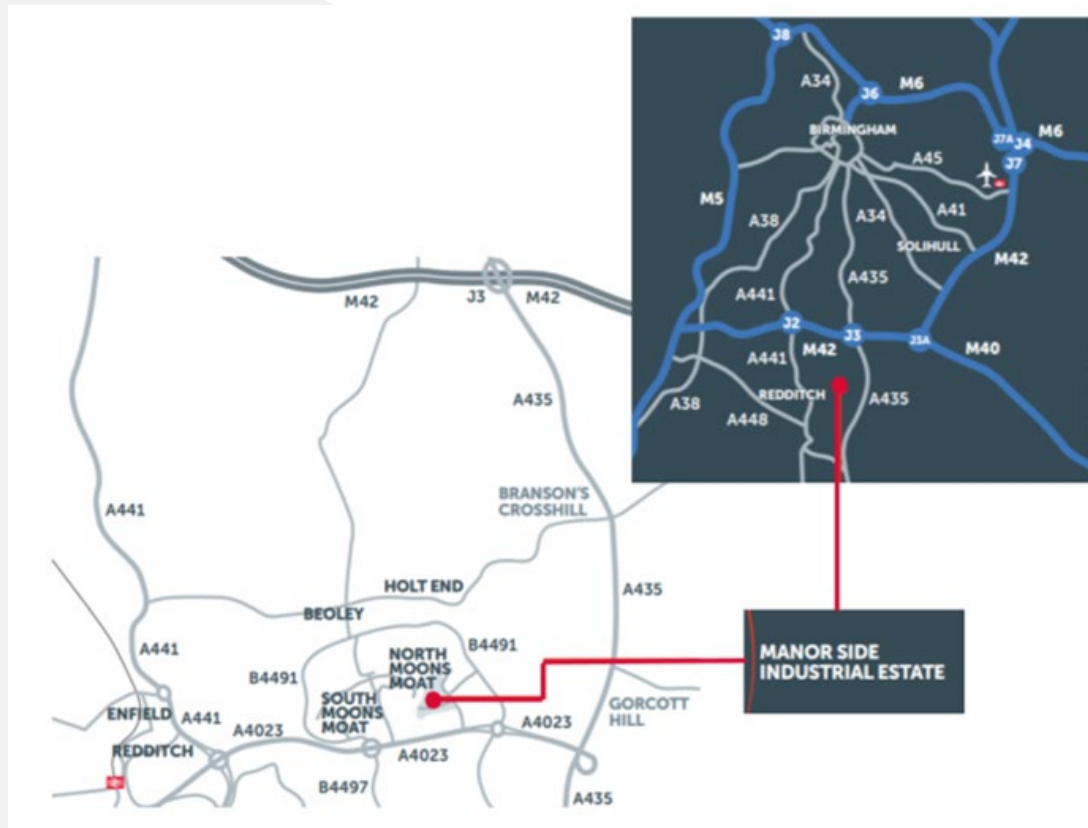
11,703 SQ FT (1,087.23 SQ M)



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:

- 6m eaves height
- Electric level access loading door
- LED lighting to the warehouse
- Large first floor office and welfare accommodation
- Secure and gated rear yard area
- Car parking facilities to the front of the property
- Undergoing refurbishment – Available September 2024

ACCOMMODATION

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Total	11,703	1,087.23

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:

BEN FARWELL

+44 121 233 6441

+44 7814 294 325

ben.farwell@knightfrank.com

JAMES CLEMENTS

+44 121 233 6460

+44 7436165015

james.clements@knightfrank.com



Birmingham

0121 200 2220

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people &
property, perfectly.

