



18-19 PADGETS LANE

South Moons Moat, Redditch **B98 0RA**

TO LET Industrial/Warehouse Unit

41,345 sq ft (3,840 sq m)

 6.6m Eaves

 Large Secure Yard

 Trade Counter



LOCATION

Padgets Lane is in an established location forming part of the South Moons Moat Industrial Estate within Redditch.

Access to the units is via Coventry Highway and A435 which in turn link with the M42 J2 and J3 approximately 5 miles distant.

DESCRIPTION

The units provide the following:

Warehouse

- 6.6m eaves
- LED lighting Cat 7
- Gas fired heaters
- Car parking
- Secure yard
- 24 hour access
- Fully racked and lit
- 4 level access loading doors

Offices

- Reception area
- Air conditioning
- Suspended ceilings
- LED lighting
- Fitted kitchen
- Trade Counter
- WC's

RENT

Rent upon application.



ACCOMMODATION

BUILDING 1	sq ft	sq m
Warehouse	35,764	3,322.59
Trade counter/store	2,237	207.84
Offices	3,344	310.70
Total	41,345	3,841.13

LEASE

The units are currently available by way of sublease until December 2028.

EPC

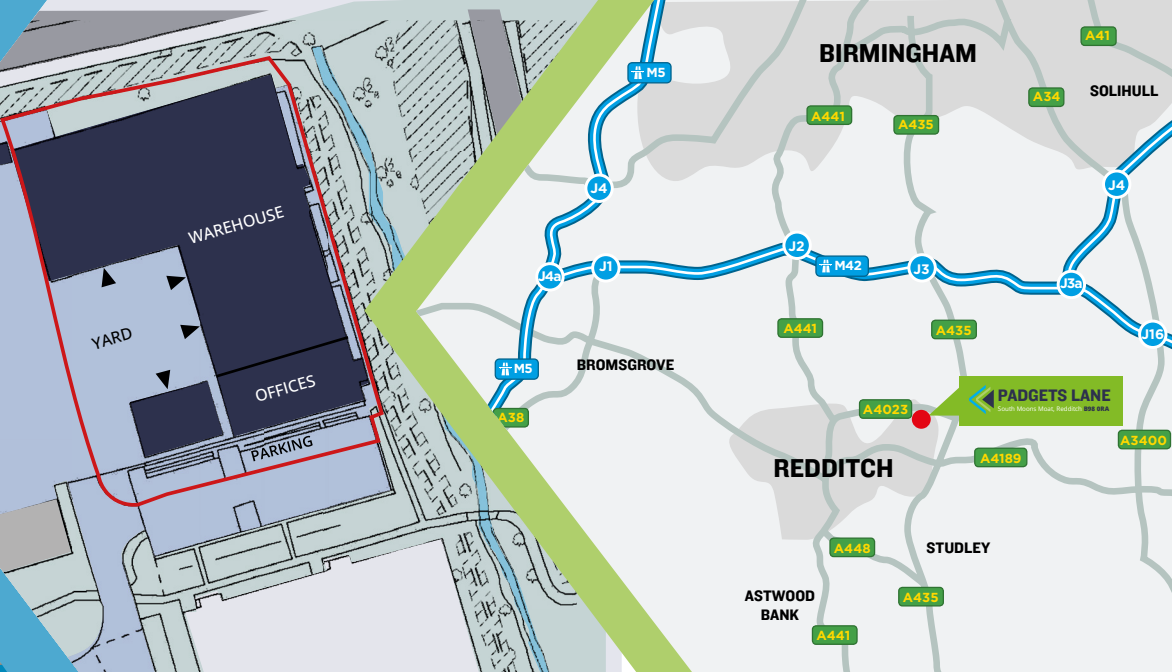
The buildings have an energy performance rating of C-72.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

VAT

VAT may be chargeable at the current rate.



SAT NAV: B98 0RA

taker.sugars.sand



VIEWING By appointment with the joint agents.

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