



# TO LET Industrial Units

Units available from 3,802 sq ft – 7,604 sq ft

- | Established Industrial Area
- | Excellent access to J3 of M42
- | Large shared access yard

Madeley Road Industrial Estate, North Moons Moat, Redditch B98 9NB

## Location

The estate is situated within the North Moons Moat area of Redditch, a popular industrial location. The estate provides frontage over Ravensbank Drive which leads directly onto the A4023 Coventry Highway. The estate is located approximately 2 miles from the Redditch town centre whilst Birmingham City Centre is approximately 15 miles distant. The estate is well served by transport links with the M42 at junction 3 being approximately 3 miles distant.

## Description

The estate comprises 10 modern industrial properties formed in 2 terraced rows of steel portal frame construction with part brick, part metal clad elevations surmounted by a flat roof. Internally the properties provide warehouse accommodation which benefits from heating and lighting together with office space to the front of the property. The properties benefit from an eaves height of between 4.4m – 5.6m. Externally the properties have shared yard areas which can be accessed by concertina doors to the rear of each of the properties. Finally there are separate pedestrian accesses to the office accommodation of the properties.

## Tenure

The properties are available on a leasehold basis.

## Terms

The properties are available on flexible lease terms together with rental incentives subject to contract.

## Rent

Upon application.

## Services

We are advised that all main gas, water, electricity and sewerage services are connected to the units.

## Planning

We understand that the units are suitable for B1, B2 and B8 planning use classes. Further information is available from the Redditch Borough Council planning department.

## Viewings

Strictly by appointment with the joint agents.



### Kenny Allan

Tel: 0121 212 5996

Email: kallan@kwboffice.com

### KWB

Lancaster house, 67 Newehall Street  
Birmingham B3 1NQ



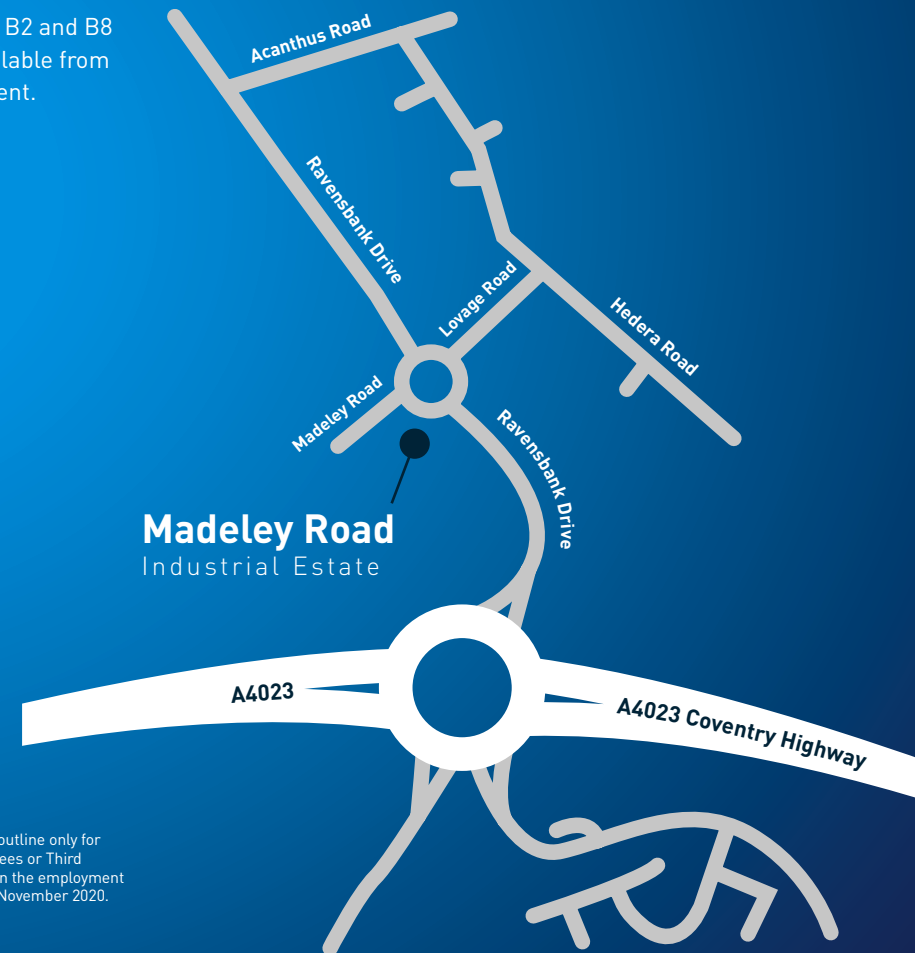
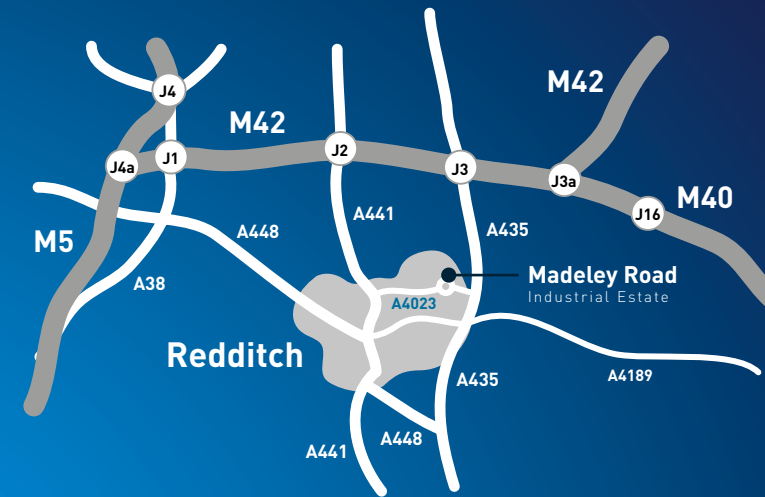
### Steven Jagers

Tel: 0121 214 9953

Email: steven.jagers@eu.jll.com

### JLL

45 Church Street  
Birmingham B3 2RT



DISCLAIMER: KWB and JLL on their behalf and for the Vendors or Lessors of this property, whose sole agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of KGA has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. November 2020.

## Availability

Unit	Area	Rent	Rates	Comments
Unit 14	5,886 sq ft (546.83 sq m)	£42,673.50 per annum	£29,000	Available now.

Subject to covenant and lease terms.