

Modern Refurbished Starter Units

549 - 1,118 Sq Ft (51.00 - 104 Sq M)



Manorside Industrial Estate, Walkers Road, Redditch,
Worcestershire B98 9HE

Property Highlights

- Situated on North Moons Moat close A435
- Rare opportunity to purchase
- Refurbished including light and WC



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Location

Manorside Industrial Estate is located in the North Moons Moat area of Redditch off Walkers Road and Merse Road, which is accessed via the Coventry Highway (A4023).

The estate is situated approximately 3 miles to the east of Redditch Town Centre and 3 miles to the south of Junction 3 of the M42 giving excellent access to the wider Midlands motorway network.

Description

The estate comprises three terraces of steel frame industrial units with painted concrete floors, brick/blockwork elevations, surmounted by a metal decked roof and are lit by inset translucent roof lights and fluorescent strip lights. Internally the units benefit from w/c facilities with loading access by way of a concertina folding door. Externally the properties have a communal service yard and demised car parking.

Accommodation

Description	Sq Ft	Sq M
Unit 10 and Unit E	550 and site	51.09
Unit 13	1,115	103.59
Unit 14	1,118	104
Total	3,878	360.68

Business Rates

Unit 10 Rateable Value (2017)	To be assessed
Unit 13 Rateable Value (2017)	£5,800
Unit 14 Rateable Value (2017)	£5,900

Subject to the tenant meeting various criteria the premises may benefit from small business rates relief.

Tenure

To Let or For Sale

Unit Number	Rent pa	Freehold
Unit 10 and Unit E	(We are not letting)	£136,500
Unit 13	£11,500	£167,500
Unit 14	£11,250	£168,000
All rents and prices are liable to VAT		

Services

All mains services are connected.

EPC

Unit 9: G (203)
Unit 10: G (172)
Unit 13: F (145)

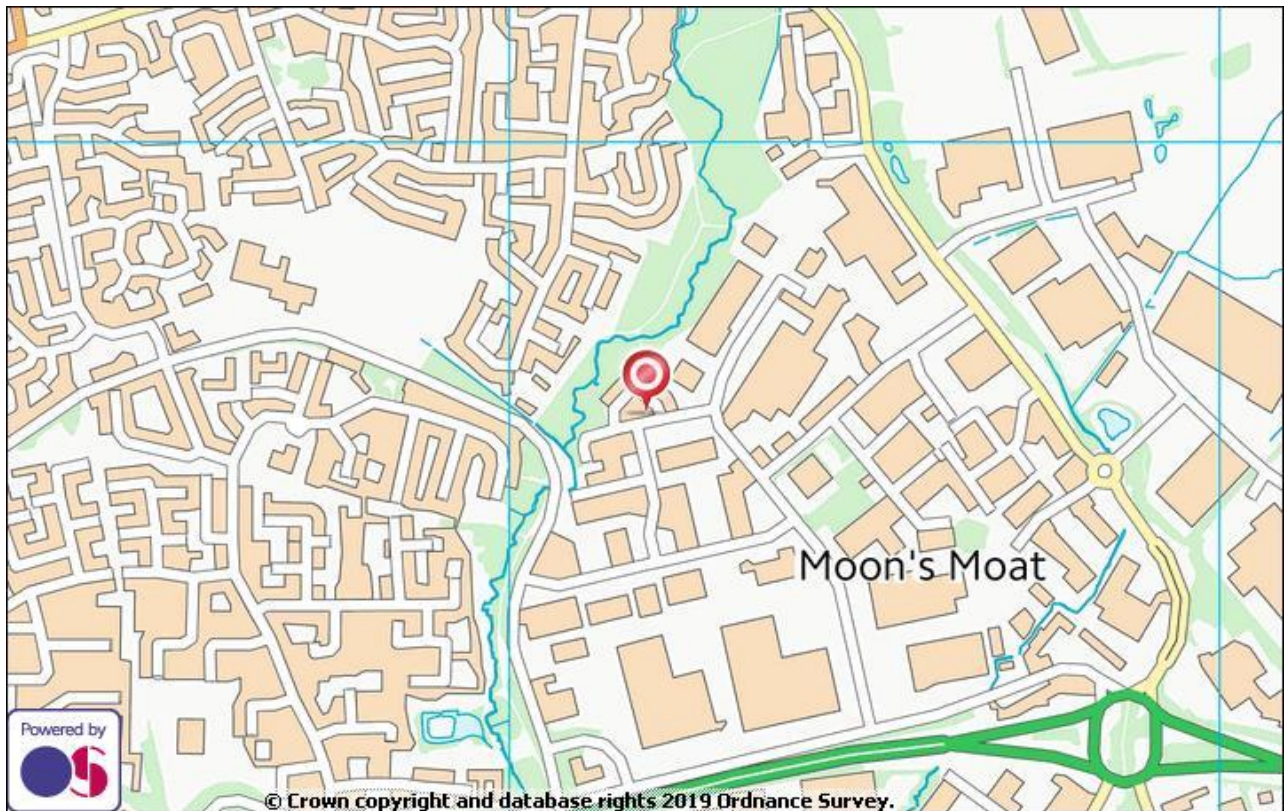
Viewing

By appointment with the agent
Bromwich Hardy, Andrew Cosnett

VAT

VAT is payable.





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