



FOR SALE / TO LET

INDUSTRIAL / WAREHOUSE PREMISES

**UNIT 12 PALMERS ROAD
EAST MOONS MOAT
REDDITCH B98 0RF**



5,697 sq. ft. (529.26 sq. m.)

Approx. Gross Internal Area

*** Yard and compound areas**

*** 6m eaves height**

*** Flexible terms available**





Location:

The units are situated on East Moons Moat Industrial Estate, an established industrial/business area approx 3 miles from Redditch Town Centre. Access is just off Coventry Highway (A4023) which in turn leads off the A435 a dual carriageway route leading to J3 of M42 Motorway

Description:

The property comprises a mid-terrace, refurbished industrial unit with integral ground and first floor office space.

The unit is of single span modern steel portal frame construction with approx. 10% glazed roof lights and concrete floors. External metal cladding and part brick elevations.

The office space is double glazed and heated by a system of radiators with electric powered boilers.

The property has its own roller shutter door access with an eaves height ranging from 6m to 7m.

Access is via a common service yard 9 leading to individual fenced loading yards and compounds.

Each unit is allocated parking at a ratio of approx. 1:600 sq. ft. per unit.



Indicative image shown

Accommodation:

The property comprises approximately 5,697 sq. ft. (529.26 sq. m.).

Tenure:

The property is available by way of an assignment or sublease of the existing leasehold interest, expiring September 2020. Alternatively, a longer term Full Repairing and Insuring lease is available through negotiation with the landlord.

Alternatively, a sale of the freehold interest would be considered.

We are advised that the site is freehold and the footprint of the unit will be sold with appropriate rights of way over the circulation areas and parking.

Price/Rent:

On application.

Rates:

Rateable Value 2017: £23,000.

Planning:

We understand the development has existing consent for B2 & B8 general industrial and warehouse purposes within the Town and Country Planning (Use Classes Order)

Services:

We understand that dedicated water and three phase electricity supplies are to be provided to each unit.

Energy Performance Certificate:

EPC Rating: **D (87)**.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

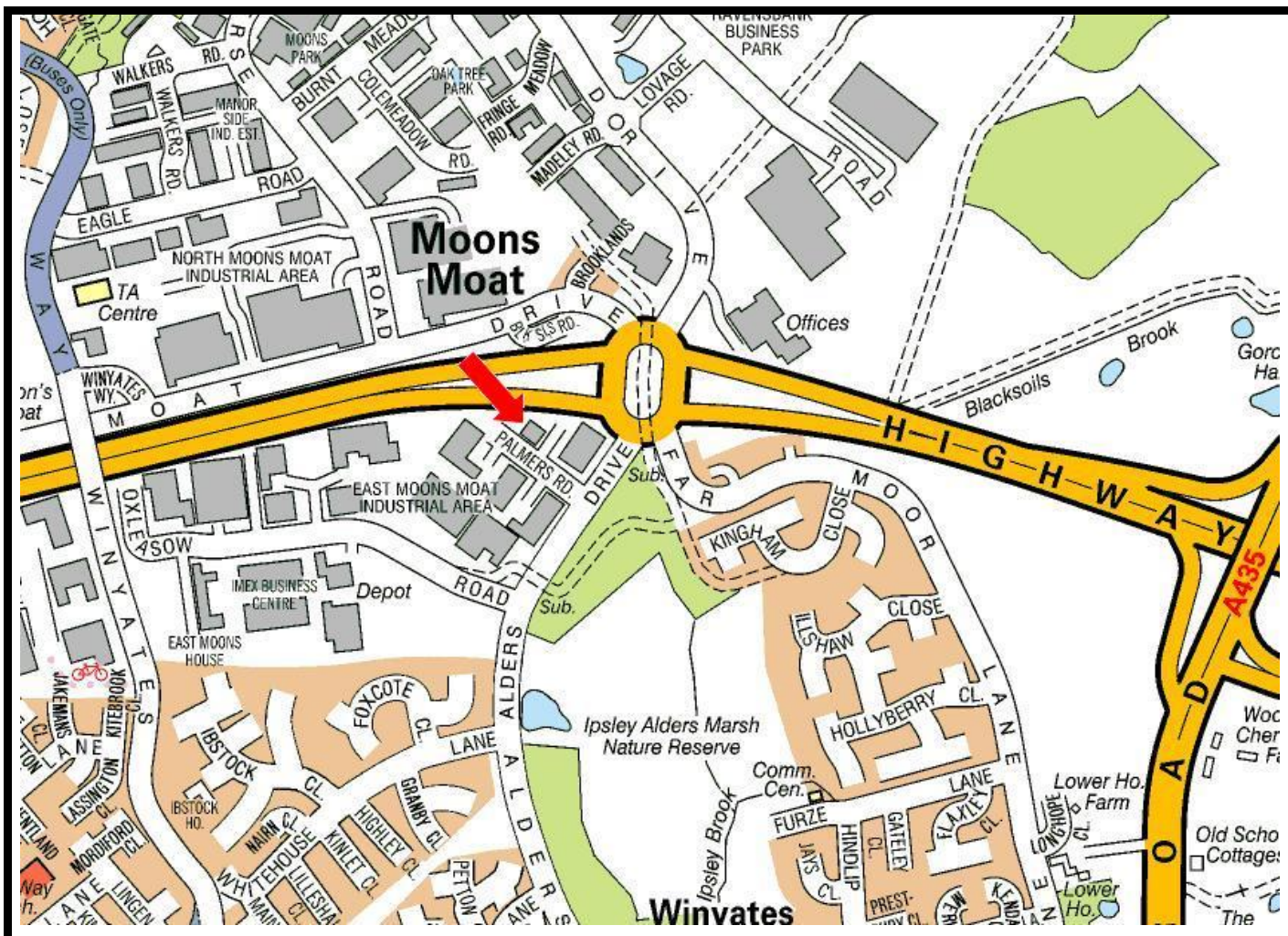
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Ref: G6219
Date: April 2019

Subject To Contract





Palmer's Road
East Moons Moat
Redditch
B98 0RF



Not to Scale
For identification purposes only.

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PROPERTY CONSULTANCY