

JOHN TRUSLOVE

ESTABLISHED 1981

Daralbee House
Archer Road
Redditch
Worcestershire
B98 8DJ


REFURBISHED FACTORY/WAREHOUSE


**UNIT 32 WALKERS ROAD
MANOR SIDE INDUSTRIAL ESTATE
REDDITCH
B98 9HE**



- * 1,673 SQ FEET (155SQM)
- * EXCELLENT LOADING
- * NEW LEASE AVAILABLE
- * 14'3" (4.35M) EAVES HEIGHT
- * CONVENIENT LOCATION

**RENT £11,625 PER ANNUM)
(+ VAT)**

 (01527) 584242

 (01527) 64345

 info@truslove.co.uk

www.johntruslove.com

LOCATION

North Moons Moat is recognised as arguably the most prestigious of the industrial locations in 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.

This area of Redditch has attracted many nationally known companies, such as St Ives, Thorlux, UK-NSI Co Ltd and Kettler (GB) Ltd, along with many well-established local companies.

DESCRIPTION

Manor Side is the largest Estate in North Moons Moat, having originally been developed by the Redditch Development Corporation, comprising 29 industrial units, totalling 187,382 sq ft (17,400 sq m).

Unit 32 is a mid-terraced single-storey Factory/Warehouse, incorporating a Private Office with separate Ladies and Gents WCs. The Property has been refurbished to a high standard.

The Gross Internal Area extends to approximately 1,673sqft (155sqm). The Unit benefits from a working height of 13' (3.75 m).

Externally, there is a concrete Yard providing access to the loading door, with communal parking provided within the Estate.

LEASE TERMS

The premises are available by way of a full Repairing and Insuring Lease, for a term of 3 or more years.

RENT

£11,625 per annum exclusive plus VAT.

SERVICE CHARGE

An Estate Charge is payable towards the maintenance of the communal areas.

LEGAL FEES

Each party to pay their own costs.

RATEABLE VALUE

£9,400 – Small Business Rate Relief potentially available.

SERVICES

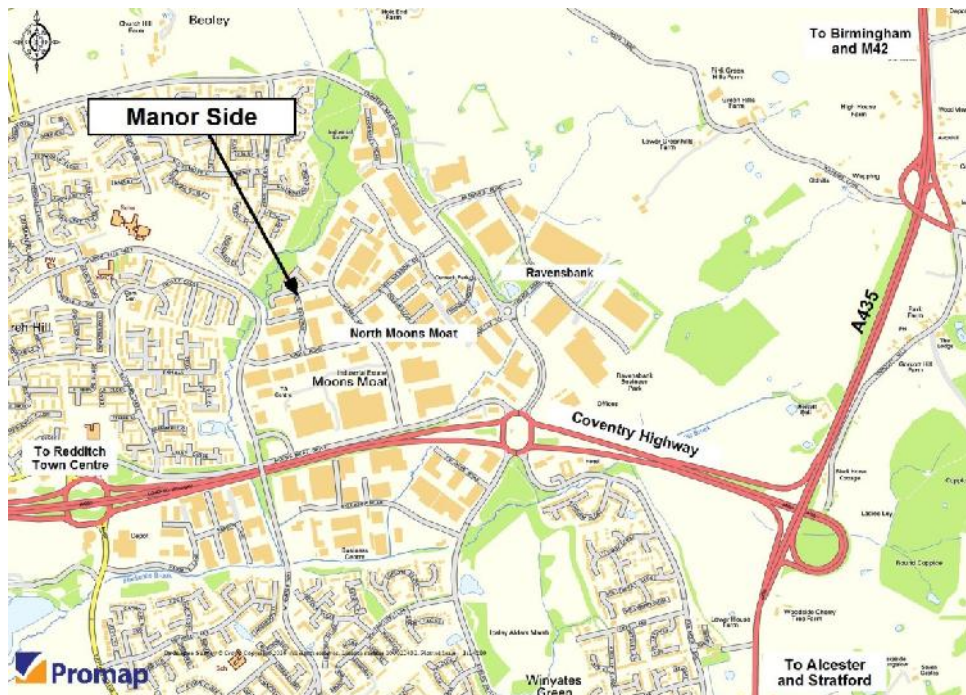
All mains services are available.

VIEWING

By appointment with our Reception – 01527 584242, or our Joint Agents Knight Frank 0121 314 9618.



**UNIT 32 WALKERS ROAD
MANOR SIDE INDUSTRIAL ESTATE
REDDITCH
B98 9HE**



Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.