



TO LET / FOR SALE

INDUSTRIAL STARTER UNIT

**MANORSIDE INDUSTRIAL ESTATE
WALKERS ROAD
REDDITCH
B98 9HD**



549 - 1,115 sq. ft. (51.00 - 103.59 sq. m.)
Approx. Gross Internal Area

*** Located in an established industrial area**

*** Industrial starter unit**

*** Rare opportunity to purchase**





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:

Unit	Sq. m.	Sq. ft.
9	51.00	549
10	51.09	550
13	103.59	1,115

Tenure:

The units are available by way of new full repairing and insuring leases for a term of years to be agreed.

Alternatively the property is available to purchase on a 125 year long leasehold.

Rental/Price:

On Application.

Rates:

Units 9 & 10 Rateable Value (2017): £5,800

Unit 13 Rateable Value (2017): £5,800.

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

Planning:

We understand that the properties are in an area zoned for industrial use; however we would advise that any interested party makes their own enquiries with Redditch Borough Council Planning Department.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Energy Performance Certificate:

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

Legal Costs:

Each party is to bear their own legal costs.

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

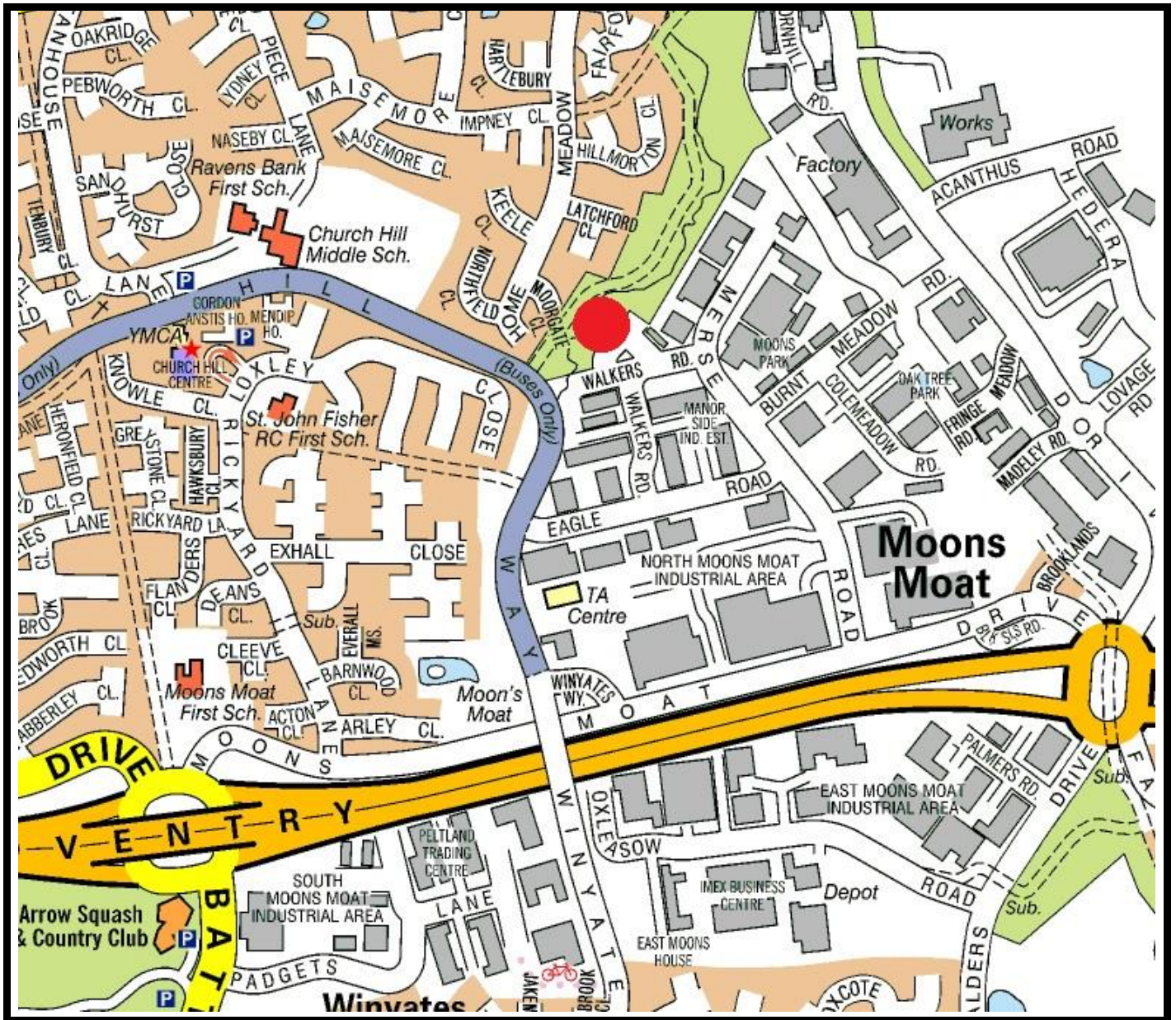
Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Alex Eagleton
Email: alex.eagleton@harrislamb.com

Ref: G4591
Date: February 2019

Subject To Contract





Manorside Industrial Estate
 Walkers Road
 Redditch
 B98 9HD

harrislamb
 PROPERTY CONSULTANCY



Not to Scale
 For identification purposes
 only.