



# 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.



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### KWB

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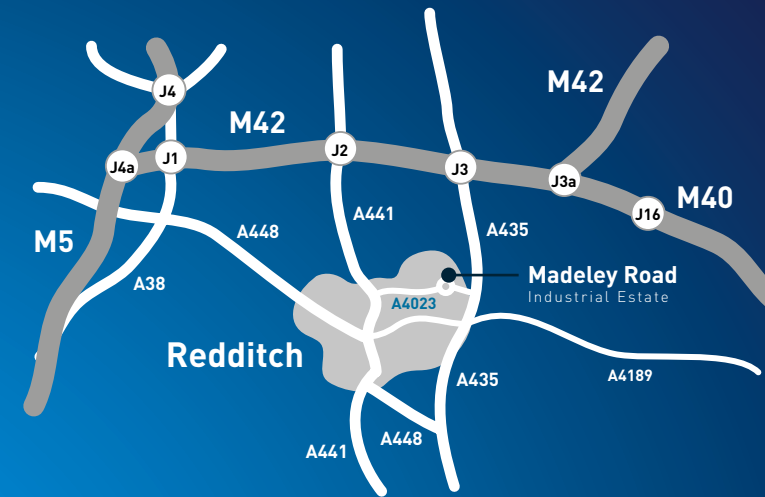
### Steven Jagers

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### JLL

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## Availability

Unit	Area	Rent	Rates	Comments
Unit 7	3,865 sq ft (359.06 sq m)	£28,250 per annum	£17,750	Can be combined with the neighbouring unit. To be refurbished.
Unit 8	3,866 sq ft (359.21 sq m)	£28,250 per annum	£17,000	
Unit 12	5,876 sq ft (545.90 sq m)	£39,650 per annum	To be assessed.	Available now.
Unit 14	5,838 sq ft (542.01 sq m)	£39,450 per annum	£29,000	Available now.

Subject to covenant and lease terms.