

EPC RATING
D-79



Unit 12, Palmers Road
East Moons Moat, Redditch, B98 0RF

Leasehold | Industrial/Warehouse Unit | 5,667 Sq Ft (526.43 Sq M)



TO LET



Location

The property is located on the well-established East Moons Moat industrial estate, located off the A4032 dual carriageway approximately 3.2 miles east of Redditch town centre. The estate is within close proximity of the A435 which provides direct access to junction 3 of the M42 motorway situated approximately 4.3 miles north of the subject property.



Description

The property comprises of a mid-terrace industrial unit extending to a total of 5,667 sq ft. The unit is made of steel portal frame construction with part brick elevations and metal cladding. The property benefits from a single roller shutter door, 5.4m in height, and provides an eaves height of 5.5 meters.

The unit is currently fitted out for high grade food production, which includes laboratory facilities located at the front of the unit and a larger walk in freezer on the warehouse floor. Furthermore, an additional WC and shower room has been built on the warehouse floor. The building has three ISO 7 cleanrooms that will suit a food and pharmaceuticals business well.

Office accommodation is situated towards the front of the property, currently fitted out as laboratories, kitchen facilities and breakout area. There is additional office accommodation located on the first floor providing carpeted flooring, suspended ceilings with LED lighting and radiators powered by an electric boiler. The site has a gas connection and 160 KVA electrical connection.

The unit is accessed via a common service yard areas stretching to 16m in depth.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	3,755	348.83
Office - Ground Floor	956	88.80
Office - First Floor	956	88.80
Total	5,667	526.43



Further information

Rent

On application.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

Business rates will be the responsibility of the occupier, and we recommend that interested parties make their own enquiries to the local authority..

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The unit has an EPC rating of D-79.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

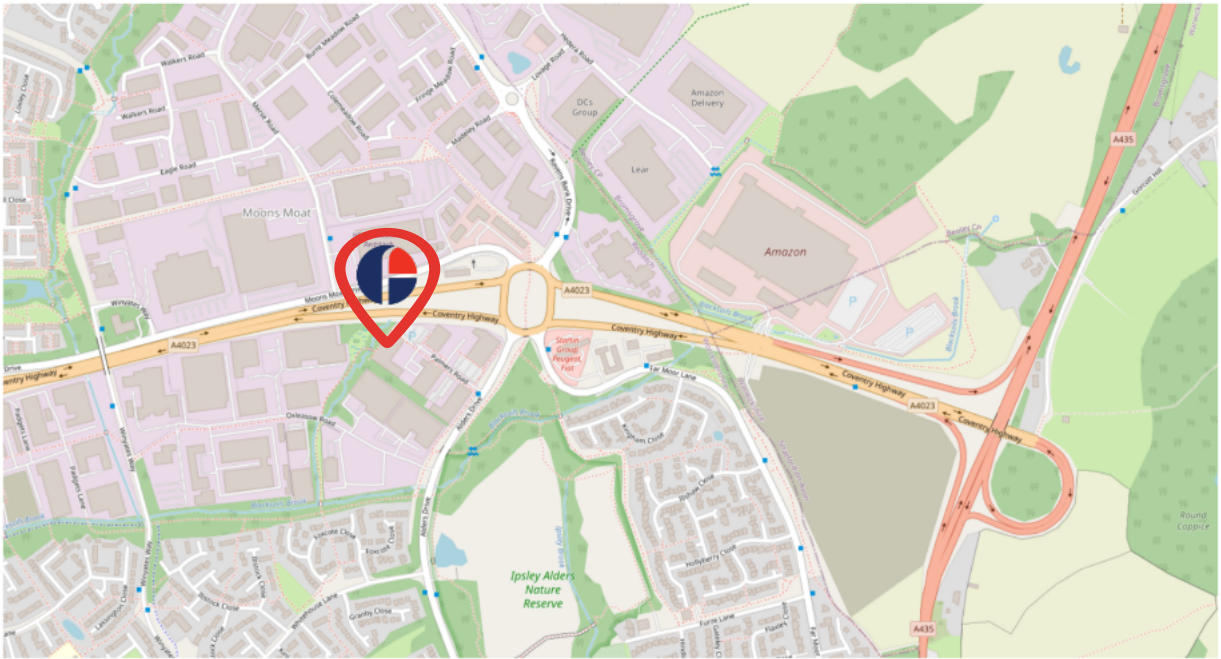
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

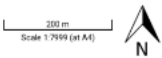
Viewings

Strictly by prior arrangement with the sole agents.

Unit 12, Palmers Road, Redditch



Produced on Land App, Mar 12, 2025.
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Approximate Travel Distances



Locations

- Junction 3 M42 - 4.3 miles
- Junction 4A M5 - 12.2 miles
- Birmingham - 14.1 miles



Nearest Station

- Redditch - 3 miles



Nearest Airport

- Birmingham International - 16.1 miles



Viewings



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Particulars dated March 2025. Photographs dated March 2025.