



Unit 9, Centech Park, Fringe Meadow Road, Redditch, B98 9NR

Modern Office Suites

- Suite 1 – 975 ft² (90.61 m²)
- Suite 2 – 694 ft² (64.52 m²)
- Can be let as a whole
- Located on the popular Moons Moat North Industrial Estate
- Close to Junction 2 of the M42 motorway

Viewing and further information: call us on **01905 676169**
www.GJSdillon.co.uk

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Location

Centech Park occupies a prominent position on Fringe Meadow Road within the well-established Moons Moat North Industrial Estate - Redditch's premier business location. The park forms part of a thriving commercial hub that attracts a strong mix of regional and national occupiers.

The estate benefits from outstanding transport connectivity, situated just off the A4023, which links directly to Junction 2 of the M42 within minutes. This provides easy access to the wider Midlands motorway network, including the M5, M6 and M40, ensuring efficient distribution routes across the UK.

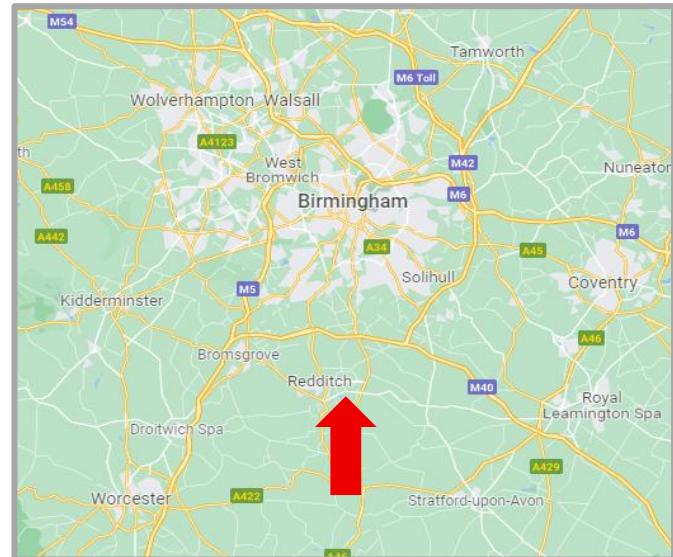
Redditch town centre lies approximately 3 miles to the west, offering a range of retail and amenity facilities, with Redditch Train Station providing direct services to Birmingham New Street in under 40 minutes. The City of Birmingham is located approximately 15 miles north, making Centech Park ideally positioned for businesses seeking excellent regional access while benefiting from a strong local labour pool and established commercial environment.

Description

Unit 9 comprises a modern, single-storey shared occupancy office building with one suite currently let. The two suites available have shared communal facilities. Both suites are finished to a good standard and benefit from LED lighting, electric heating and cooling, suspended ceilings and an intruder alarm system.

Each suite offers predominantly open-plan accommodation with the flexibility to incorporate private offices if required. There is also a separate partitioned meeting room, which could be made available for shared use on a booking or separate licence basis.

Communal areas include a welcoming reception/entrance hall, male and female WCs and a shared kitchen, which offers basic facilities. Externally, the property benefits from on-site parking, with an allocation of approximately five spaces per suite.



Guide Rental

Suite 1	£9,350 per annum
Suite 2	£6,650 per annum
Both Suites	£15,000 per annum

Tenure

The property is available on a new business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of B(38). Click [here](#) to see the certificate.

Service Charge – on request

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value – Please contact us for further information.

Legal Costs

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

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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