



**Units B2 & B4 Oxleasow Road**  
Redditch, B98 0RE

**Industrial unit to let**

**15,280 sq ft**  
(1,419.56 sq m)

- 6m Eaves height
- Flexible Terms Available
- 24/7 access
- On site security
- 3 phase electrical supply
- Landlord maintains the roof

## Summary

Available Size	15,280 sq ft
Rent	£69,000 per annum
Rates Payable	£14,595.75 per annum
Rateable Value	£29,250
Service Charge	£2.46 per sq ft
VAT	Applicable
EPC Rating	E (102)

## Description

The premises comprise a detached industrial/warehouse unit of traditional steel portal frame construction with an eaves height of approximately 6.0m. The property benefits from insulated pitched roofing incorporating translucent roof lights, a power floated concrete floor, electrically operated roller shutter loading access and a three-phase electricity supply throughout. Ancillary office and welfare accommodation is incorporated within the unit together with on-site car parking and loading provisions. The accommodation is suitable for a variety of industrial, warehouse, storage and trade counter uses, subject to the necessary consents.

The Estate benefits from a manned Reception between 8am and 4pm, with the site being secured by a gated access, with 24/7 access available to all tenants.

## Location

East Moons Moat Business Centre is an established commercial location situated approximately 2 miles south-east of Redditch town centre and forms part of the well-established Moons Moat industrial and business district. The estate is strategically positioned close to the A4023 Coventry Highway, providing direct access to Junction 3 of the M42 motorway approximately 3 miles to the north, and in turn excellent connectivity to the wider Midlands motorway network including the M40, M5 and M6.

The location provides convenient access to the regional centres of Birmingham, Worcester and Solihull, making the property well suited for manufacturing, warehousing, trade counter and distribution occupiers serving both local and national markets.

## Rent

£69,000 pa

## Term

Flexible terms available potentially 12 months

## Energy Performance Certificate (EPC)

E (114)

## Rateable Value

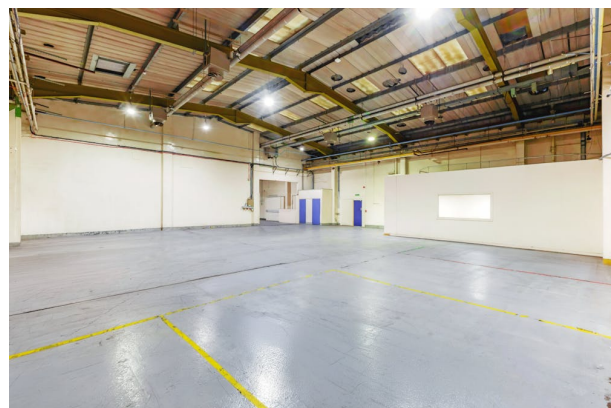
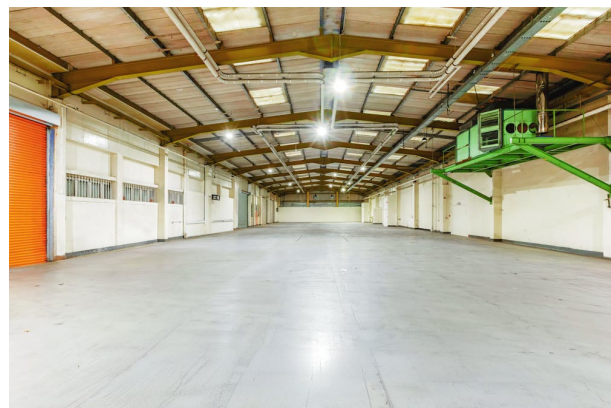
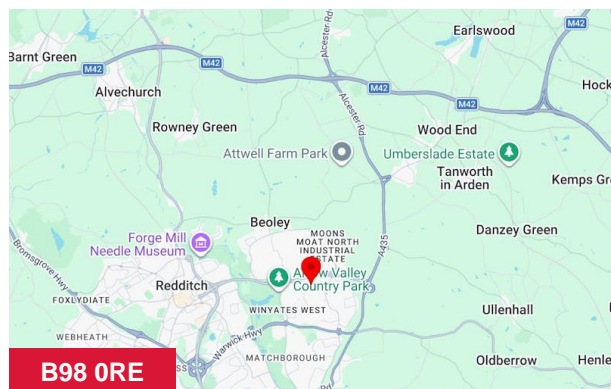
£29,250

## Legal Fees

Each party to bear their own costs.

## Viewings

Strictly by appointment with our Reception - 01527 584242.



## Viewing & Further Information



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