



**Unit 12 Walkers Road**  
Redditch, B98 9HE

**Industrial Unit**

**1,118 sq ft**  
(103.87 sq m)

- Convenient Location
- Available Immediately
- Excellent Loading
- 11'4" (3.45m) Eaves Height
- Popular Estate
- Good Motorway Links

Summary

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Available Size | 1,118 sq ft                                                      |
| Rent           | £13,200 per annum                                                |
| Business Rates | £11,750 - 100% Small Business Rate Relief Potentially Available. |
| VAT            | Applicable                                                       |
| Legal Fees     | Each party to bear their own costs                               |
| EPC Rating     | Upon enquiry                                                     |

Location

Manorside is the largest industrial estate in North Moons Moat, having originally been developed by the Redditch Development Corporation.

North Moons Moat is recognised as the prime industrial location in Redditch, with Junction 3 of the M42 Motorway being 4 miles to the north, via the A453. Redditch has attracted many internationally known companies, such as Amazon, Lear Group, Thorlux and Kettler, along with many well established local/regional companies.

Description

The Property comprises mid-terrace, single-storey Workshop/Warehouse Unit being accessed via a loading door and personnel door.

Internally, the Unit is of basic specification with LED / fluorescent strip lighting and WC facilities. Please note the photographs are historic and the partitioned office has been removed.

The Gross Internal Area (GIA) of each Unit extends to approximately 1,118 sq ft (104 sq m).

Externally, the Units benefit from a concrete-surfaced Forecourt, providing parking and access for loading.

Asking Rent

£13,200 per annum (plus VAT)

Estate Charge

Tenant to contribute an appropriate amount towards the upkeep of the estate.

Lease Terms

The Unit is available by way of a new Full Repairing and Insuring Lease for a term of 3 or more years.

Services

All mains services are connected.

Rateable Value

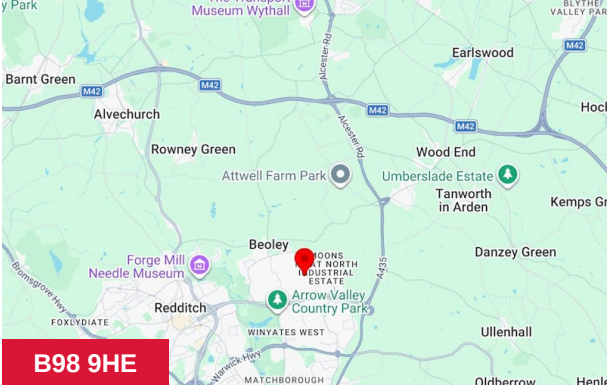
April 2026: £11,750 - 100% Small Business Rate Relief Potentially Available.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification from all Tenants.

Viewing

Please call our office on 01527 584 242.



Viewing & Further Information



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