



**Unit 11 Madeley Road Industrial Estate**  
North Moons Moat, Redditch, B98 9NB

**Factory / Warehouse Unit**

**11,800 sq ft**  
(1,096.26 sq m)

- FENCED AND GATED YARD
- 21'4" FT EAVES (6.5M)
- DECENT SPECIFICATION
- INTEGRAL OFFICES
- EXCELLENT LOADING
- AMPLE PARKING

## Summary

Available Size	11,800 sq ft
Rent	£97,350 per annum plus VAT
Rates Payable	£36,907.50 per annum
Rateable Value	£66,500
Service Charge	A pro-rata charge is levied for the maintenance of the communal areas
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

## Description

Unit 11 comprises an end-terraced Factory/Warehouse unit of steel portal-framed construction with a an insulated roof incorporating uPVC rooflights. The warehouse has an eaves height of 21ft 4in (6.5m) with access via an insulated loading door.

Internally, the warehouse has a rectangular footprint which measures approximately 30m x 24m and is accessed via an electrically operated roller shutter loading door. The two-storey offices have been configured to provide a reception area, packing area and office at ground floor with two private offices and a large store room to the first floor.

The Gross Internal Area (GIA) is approximately 11,800sqft (1,096sqm).

Externally, there is a fenced and gated yard for loading as well as ample parking.

## Location

Madeley Road Industrial Estate enjoys a prominent location in North Moons Moat, Redditch, an established industrial area. The Estate benefits from excellent road access via Ravensbank Drive and Coventry Highway to M42 J3, which is just 4 miles to the north.

Redditch Town Centre is 2 miles to the west with Redditch Railway Station providing frequent connections to Birmingham City Centre, which is approximately 15 miles to the north.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Factory / Warehouse	9,690	900.23	Available
1st - Office	2,110	196.03	Available
<b>Total</b>	<b>11,800</b>	<b>1,096.26</b>	

## Viewings

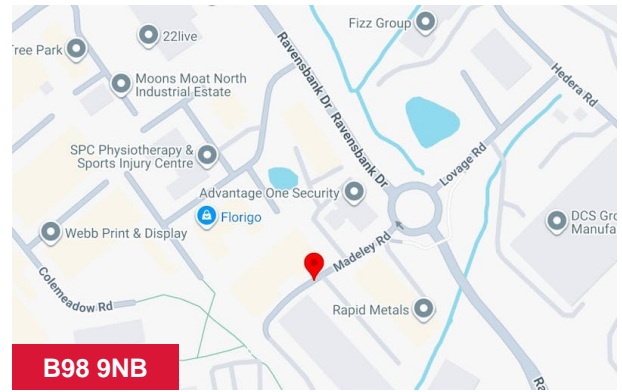
By prior appointment only via ourselves on 01527 584242 or, our Joint Agents, David Clews of Clews & Co on 07808 479234 | davidclews@clewsandco.co.uk

## Terms

The Property is available by way of a new Full Repairing and Insuring Lease for a term of 5 or more years. Alternatively a Subletting or Assignment of the current tenancy may be considered.

## Services

All main services are available.



## Viewing & Further Information



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