



Units 6 & 9, Walkers Road
Redditch, B98 9HE

Ideal Starter Units

550 to 1,100 sq ft
(51.10 to 102.19 sq m)

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

Summary

Available Size	550 to 1,100 sq ft
Rent	£600 per month
Business Rates	£6,600 - 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 Properties comprises mid-terrace, single-storey Workshop/Warehouse Units, with each Unit being accessed via a loading door and personnel door. Internally, the Units are of basic specification with LED / fluorescent strip lighting and WC facilities.

The Gross Internal Area (GIA) of each Unit extends from 550 sq ft (51 sq m) to approximately 1,100 sq ft (104 sq m).

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 6	550	51.10	£600 /month	Available
Unit - 9	550	51.10	£600 /month	Available
Total	1,100	102.20		

Asking Rent

Unit 6 - £600 pcm (+VAT)

Unit 9 - £600 pcm (+VAT)

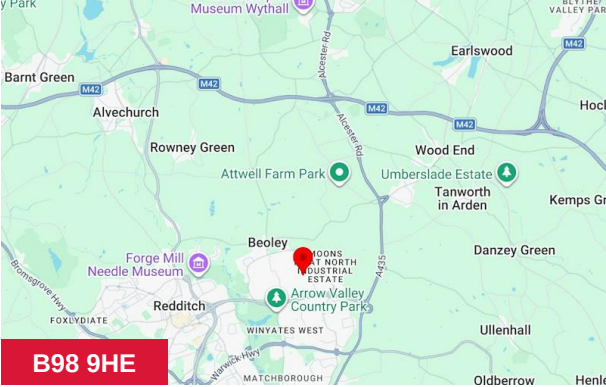
Anti-Money Laundering

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

Viewing

Strictly by appointment with our office on 01527 584242.

Unfortunately no Motor Trade use will be considered.



Viewing & Further Information



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