

East Moons Moat

Oxleasow Road

Redditch

B98 0RE

Tenure	Leasehold
Size	126 -2,575 sq ft
Eaves height	3- 5m Eaves (est.)
Service yard	Shared yard
Loading door	Surface level loading doors
Leasehold price	On application



Interested in this property?

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Description

The units are terrace units of steel portal frame construction, these range from small lock up to medium sized warehouses. The elevations are profile cladding above a brick base. Some unit's benefits from fluorescent lights and radiant heaters. Externally there is a loading area with tarmacadam parking.

Each unit has a minimum of 60 amps per phase and a maximum of 100 amps is available in some of the larger units.

Specification

- Secure gated estate
- 3- 4.5m eave height
- Office content
- Loading doors
- Heating

Rating assessment

For verification of the current business rates, interested parties are advised to contact the local authority.

Accommodation

Floor Areas	Sq m	Sq ft
Block A – Unit 4	216	2,325
Block A – Unit 13A	96	1,030
Block C – Unit 1 - 3	236	2,540
Block E – Unit 1	239	2,575
Block D – Unit 3	12	126
Block D – Unit 4	12	126
Block D – Unit 11	58	624

Tenure

The unit is available by way of a fully repairing and insuring lease on terms to be agreed.

EPC

To be assessed.

VAT

All figures quoted do not include VAT

Viewings

Strictly by appointment with the sole agents.

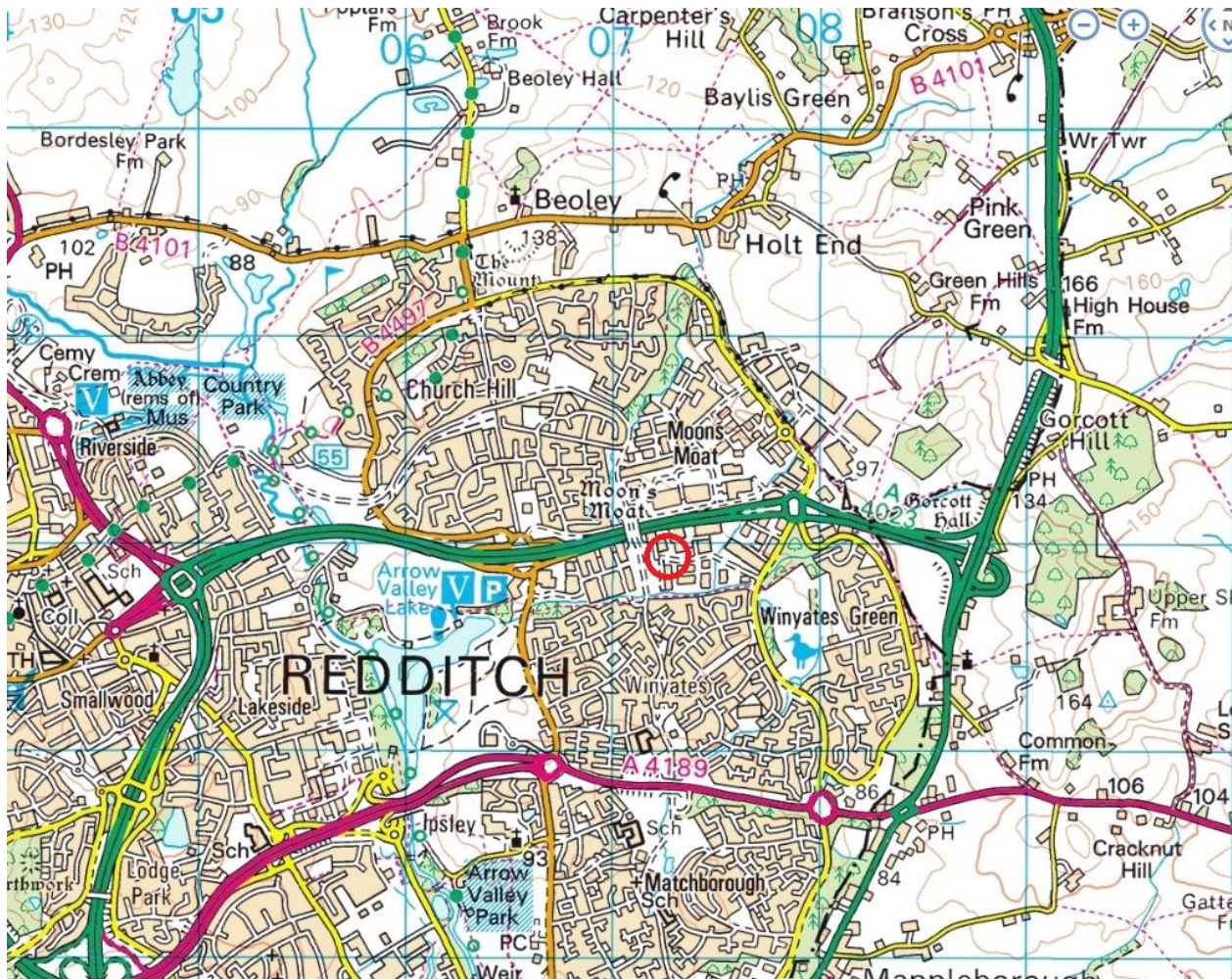
Misrepresentations Act

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

- These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy
- No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property
- Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition
- Subject to contract

Location

The units are located in the East Moons Moat area of Redditch off Walkers Road and Merse Road, which is accessed via the Coventry Highway (A4023). The estate is situated approximately 3 miles to the south of Junction 3, M42 giving excellent access to the Midlands motorway network.



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