

BRAND NEW UNITS



Units 1-6 South Moons Moat Industrial Estate
Padgets Lane, Redditch, B98 0RA

**New Build Factory /
Warehouse Units**

6,666 to 40,191 sq ft
(619.29 to 3,733.87 sq m)

- Brand New Units
- Prominent Position
- BREEAM Very Good & EPC A
- Flexible Lease Terms
- EV Charging & Solar Panels
- 6.5m Eaves

Summary

Available Size	6,666 to 40,191 sq ft
Rent	£10 per sq ft
Business Rates	TBC
Service Charge	TBC
Car Parking	Each unit will benefit from EV charging points and further car parking in the immediate vicinity.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Location

The units front onto Padgets Lane, within the popular South Moons Moat Industrial Estate to the west of Redditch Town Centre.

The units benefit from excellent road links via the Coventry Highway (A4023) which links to the M42 via the A435, with Junctions 2 and 3 being within approximately 5 miles.

Description

The units comprise a terrace of six, self-contained, new build Factory/Warehouse units with an insulated profile steel roof incorporating double glazed uPVC roof lights, with first floor Office accommodation to the front elevation.

Internally, the unit benefits from well specified with LED lighting, three phase electricity and loading access via electrically operated loading doors.

Externally, each unit benefits from EV charging points and ample car parking in the immediate vicinity.

Accommodation

The approximate Gross Internal Area (GIA) of the units are as follows:

Name	sq ft	sq m	Rent	Availability
Unit - 1	6,687	621.24	£10 /sq ft	Available
Unit - 2	6,717	624.03	£10 /sq ft	Available
Unit - 3	6,717	624.03	£10 /sq ft	Available
Unit - 4	6,666	619.29	£10 /sq ft	Available
Unit - 5	6,717	624.03	£10 /sq ft	Available
Unit - 6	6,687	621.24	£10 /sq ft	Available
Total	40,191	3,733.86		

Utilities

Mains services are connected, except gas. Each unit has the benefit of Solar PV panels.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding.

Viewing

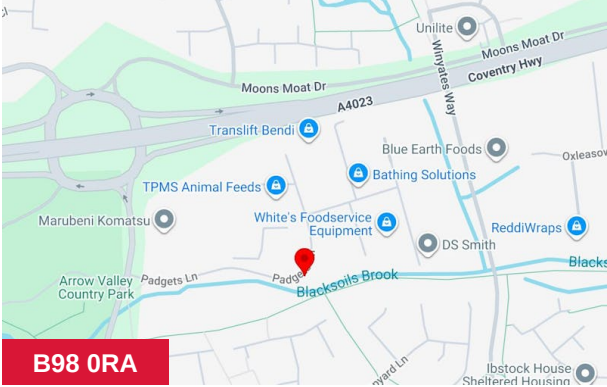
Strictly by appointment with our Office on 01527 584242, or our joint agent Bulleys.

Video

360

Tour

https://360imagery.co.uk/virtualtour/logistics_warehouse/mileway/midlands/gbsout04.html



Viewing & Further Information



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