

Under Offer

£8,250
Per Annum

Modern Refurbished Starter Unit

553 Sq Ft (51.37 Sq M)



Unit 9 Manorside Industrial Estate, Walkers Road, Redditch,
Worcestershire B98 9HE

Property Highlights

- Situated on North Moons Moat close A435
- Refurbished including lighting and WC
- Well Established Trading Location
- All mains services connected



Sam Cooper



02476308900



07973 632 353



sam.cooper@bromwichhardy.com

www.bromwichhardy.com

Location

Manorside Industrial Estate is located in the North 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 east of Redditch Town Centre and 3 miles to the south of Junction 3 of the M42 giving excellent access to the wider Midlands motorway network.

Description

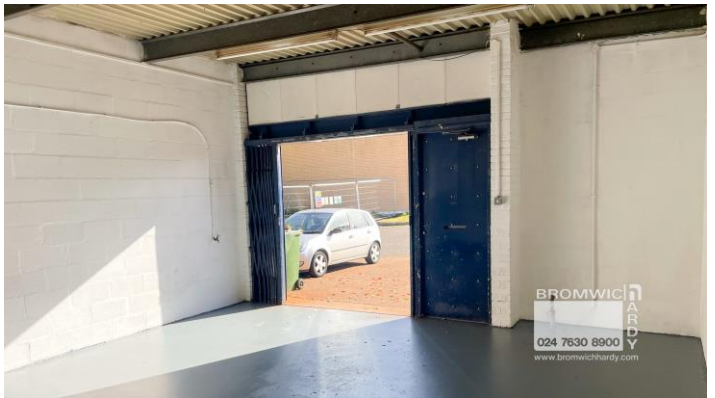
The estate comprises three terraces of steel frame industrial units with painted concrete floors, brick/blockwork elevations, surmounted by a metal decked roof and are lit by inset translucent roof lights and fluorescent strip lights. Internally the units benefit from w/c facilities with loading access by way of a concertina folding door. Externally the properties have a communal service yard and demised car parking.



Accommodation

Description	Sq Ft	Sq M
Total	553	51.37

Business Rates	
Rateable Value (2017)	£5,900
<i>This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.</i>	



Tenure

To Let on terms to be agreed.

Services

All mains services are connected.

EPC

Information available on request

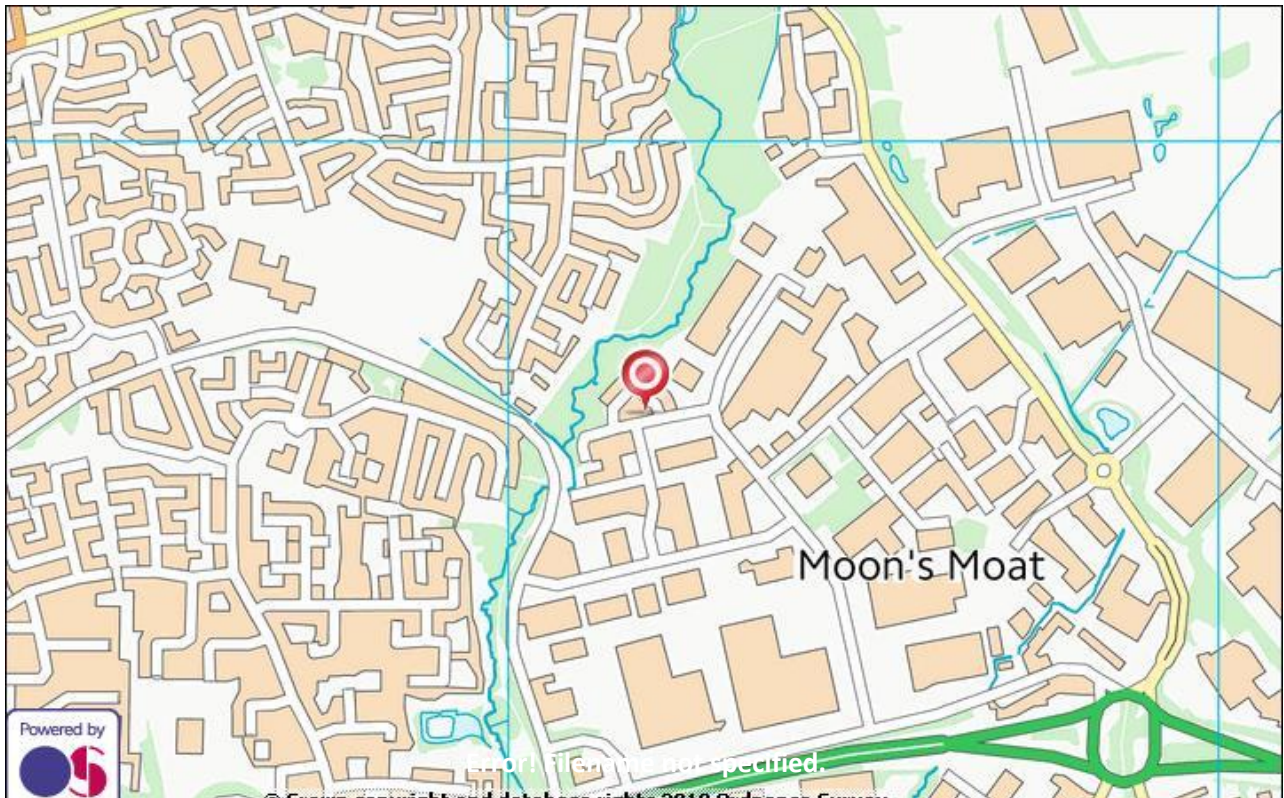
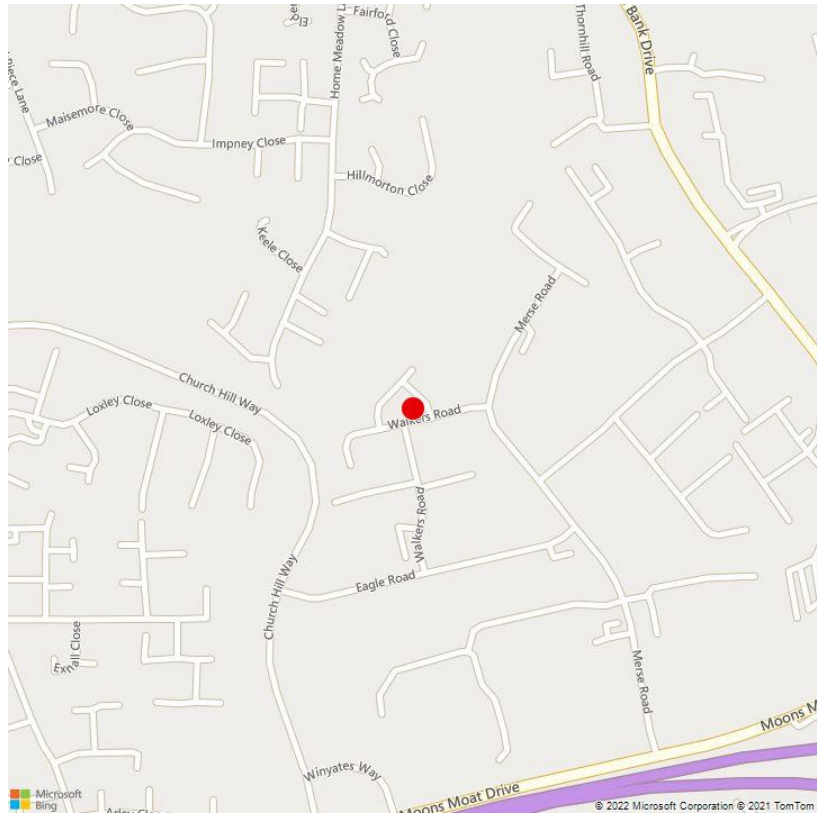
Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. February 2023.