



24,679 sq ft (2,293 sq m)

Property Highlights

- Detached warehouse on a self contained site
- Located in the well established North Moons Moat Area
- Excellent access to the A435 and M42 Motorway
- Available Autumn 2018

For more information, please contact:

John Sambrooks
Partner

+44 (0)121 697 7321
john.sambrooks@cushwake.com

Will Arnold
Surveyor

+44 (0)121 697 7347
will.arnold@cushwake.com

No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

The Property is prominently located on the Merse Road within the North Moons Moat Industrial area of Redditch. It is situated off Moons Moat Drive and the Coventry Highway (A4023), which provides direct access to Redditch town centre and Junction 3 of the M42 Motorway via the A435.

Description

The premises comprises a detached warehouse of steel frame construction on a self contained site of circa 1 acre. The unit has part brick and part clad elevations under a corrugated asbestos cement roof. The warehouse has a clear working height of 5.64m and there is 1 electric roller shutter door.

The specification includes;

- Clear working height of 5.64 metres
- 1 no. electric roller shutter loading door
- Concrete floor
- High bay lighting to the warehouse
- Two storey offices with a specification that includes;
- Mixture of open plan office space with come cellular fit out
- Suspended ceilings with recessed lighting
- Carpeted finish
- Male and female WC to both ground and first floor offices
- Staff break out area and kitchen to first floor

Externally there is a "L" Shaped concrete surfaced yard with parking for approximately 25 spaces. To the right side elevation there additional yard space, which is currently segregated and includes external steel work and testing bays (Fitted by the tenant). We understand this will be reinstated under the terms of the lease.

Tenure

The property is available by way of assignment or sub lease of the existing lease which expires 10th July 2023.

Rent

Rent upon application.

EPC

To be confirmed.

Planning

We understand the property is zoned for employment purposes falling under B1, B2 and B8. Interested parties are advised to confirm that their use will be suitable with the local planning authority.

Accommodation

The property comprises the following approximate gross internal areas

Description	SQ M	SQ FT
Warehouse	1,589	17,098
GF Office	387	4,167
FF Office	317	3,414
Total GIA	2,293	24,679
Mezzanine	98	1,060

Business Rates

Rateable Value (2017) £93,500.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.

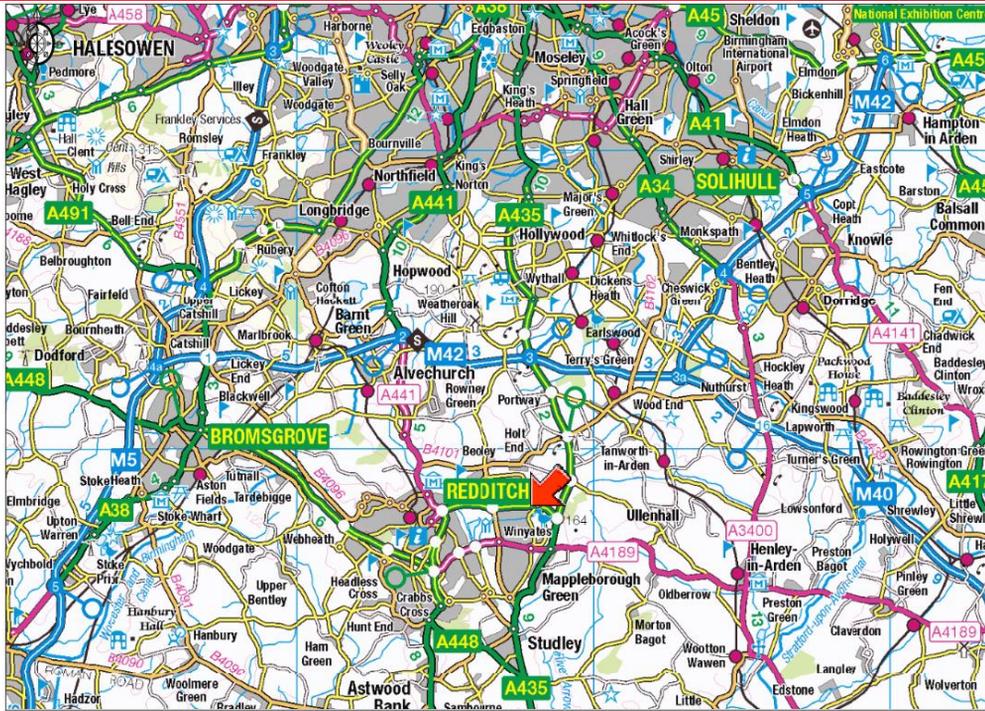


CUSHMAN & WAKEFIELD

TO LET

Industrial / Warehouse Premises

5A Merse Road, North Moons Moat, Redditch, B98 9HL



Promap

Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100029431. Plotted Scale - 1:175000



Promap

Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100029432. Plotted Scale - 1:1250

Particulars prepared July 2017

Important Notice

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.