

East Moons Moat Industrial Estate

Oxleasow Road Redditch B98 0RE

Warehouse | 15,280 ft²



6m Eaves height



3 miles from J3 of the
M42



24/7 access



On site security



3 phase electrical
supply



Landlord maintains
the roof

Available to Let



LastMileFirst | mileway.com



Description

The units are of traditional steel portal frame construction with an eaves height of 19'8" (6.0m) built to an institutional ridged and pitched insulated roofs incorporating about 10% sky-lighting above a level power-floated concrete floor. Electric roller shutter door provide access to the main works areas. 3 phase electrical supply throughout.

Further information

EPC Rating E	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
---------------------------	--	--	--



Location

East Moons Moat Business Centre is located two miles from Redditch town centre, approximately half mile from the A4023 Coventry Highway and just 3 miles south of J3, M42, giving excellent access to the Midlands Motorway Network.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit B2 & B4	Warehouse	15,280	Immediately	5,750
Total		15,280		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, and insurance. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway