# Unit 4, South Moons Moat Industrial Estate

## Redditch B98 0RA

## Warehouse | 6,665 ft²

- Last Unit Remaining
- Prominent Position
- BREEAM Very Good & EPC A
- Flexible Lease Terms
- 6.5m Eaves height
- EV Charging & Solar Panels



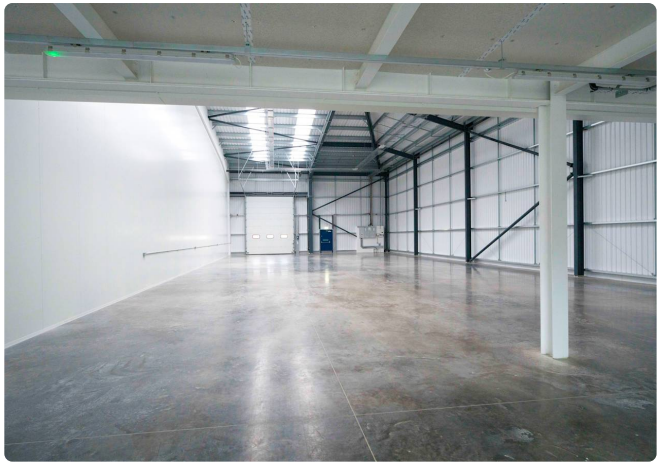
# Location & Connections

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










## Description

Unit 4 sits within 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.

## Further information

**EPC**
Rating A

**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.

Book a viewing

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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---|---|---|---|---|
| Unit 4 | Warehouse | 6,665 | Immediately | 5,875 |
| Total | | 6,665 | | |

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, insurance, and service charge. Please note that rent payment may not be due monthly.

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