

# East Moons Moat Industrial Estate

Oxleasow Road Redditch B98 0RE

Warehouse | 15,280 ft<sup>2</sup>



6m Eaves height



Flexible Terms  
Available



24/7 access



On site security



3 phase electrical  
supply



Landlord maintains  
the roof

Available to Let



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## 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.



## 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.

## Further information

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

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**Mileway**

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## Accommodation:

| Unit         | Property Type | Size (sq ft) | Availability | PCM Rent (£) | EPC |
|--------------|---------------|--------------|--------------|--------------|-----|
| Unit B2 & B4 | Warehouse     | 15,280       | Immediately  | 4,750        | E   |
| 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.

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