



**Unit 10 Moons Park**  
Redditch, B98 9PA

**Well Specified Office /  
Business Unit**

**3,927 sq ft**  
(364.83 sq m)

- High Spec Throughout
- Convenient Location
- Loading Door to Ground Floor
- 5 Mins to M42
- 15 Allocated Parking Spaces
- Available Immediately



Summary

Available Size	3,927 sq ft
Rent	£39,950 per annum
Rates Payable	£12,350.25 per annum
Rateable Value	£24,750
Service Charge	A pro-rata contribution is levied towards the maintenance of the communal areas.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Location

Moons Park is located off Burnt Meadow Road, in the North Moons Moat district of Redditch. Redditch Town Centre lies approximately 1.5 miles to the west, via Coventry Highway (A4023).

North Moons Moat is a well established commercial location, extending between Ravensbank Drive and Merse Road. Redditch is conveniently placed for access to the M42 Motorway at Junction 2 via Alvechurch Highway (A441) and Junction 3 via Alcester Road (A435). The M5, M40 and M6 Motorways are all within easy reach.

Description

The Offices are of brick cavity wall construction surmounted by a pitched corrugated roof, with double-glazed aluminium-framed windows to three elevations.

The accommodation is well specified, with suspended ceilings with recessed lighting, plaster painted walls and gas-fired central heating throughout, supplemented with air-conditioning to part.

The ground floor is currently configured to provide a combination of an open-plan office/production area, and private offices. The first floor comprises a main open-plan office, three private Offices, a Boardroom and Kitchenette.

There are separate ladies and gents WCs to both floors.

Property Highlights / Amenities

- Total parking spaces: 15

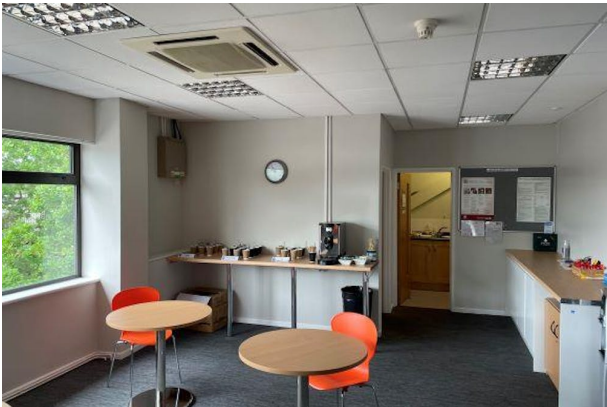
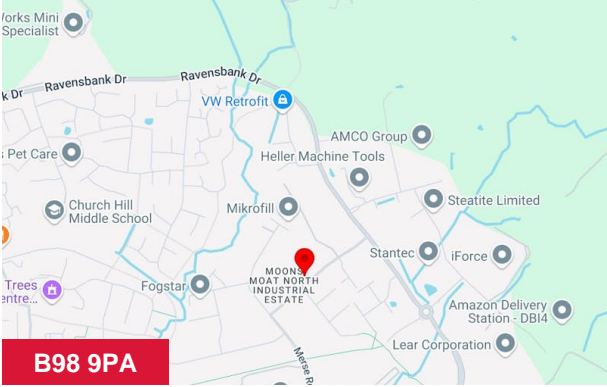
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	1,948	180.98
1st - Floor	1,979	183.86
<b>Total</b>	<b>3,927</b>	<b>364.84</b>

Services

All mains services are available.



Viewing & Further Information



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