



58 Padgets Lane
Redditch, B98 0RA

**Superb Industrial Unit with
Lofty Eaves and Gated Yard**

13,381 sq ft
(1,243.14 sq m)

- LOFTY EAVES 21' (6.40 M)
- TWO LOADING DOORS
- GATED YARD
- AVAILABLE Q4 2024
- CONVENIENT LOCATION
- LED LIGHTING

Summary

Available Size	13,381 sq ft
Rent	£90,000 per annum
Rates Payable	£37,947 per annum
Rateable Value	£69,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Property fronts onto Padgets Lane towards the front of the popular South Moons Moat Industrial Estate, which is approximately 2 miles to the west of Redditch Town Centre.

The Property benefits from excellent transport links via the Coventry Highway (A4023), which connects to the M42 via Birmingham Road (A441) and Alcester Road (A435), with Junctions 2 and 3 being within approximately 5 miles.

Description

The Property comprises a two-bay Factory/Warehouse unit with an insulated profile steel roof incorporating double glazed uPVC roof lights over brick and blockwork cavity walls with insulated profile steel cladding above.

There is integral two-storey office accommodation to the front, which is predominantly configured as a Showroom to the ground floor with an Open Plan Office, Private Office and Mezzanine store above.

Internally, the unit is well specified with an LED lighting, three phase electricity and delivery access via two roller shutter loading doors. The eaves height is 21' (6.40m).

The Gross Internal Area (GIA) extends to approximately 13,381sqft (1,244sqm) with the Office / Mezzanine Storage providing a further 2,000sqft (186sqm).

Externally, there is a large concrete surfaced road providing access to the loading doors and car parking.

Accommodation

The accommodation comprises the following areas:

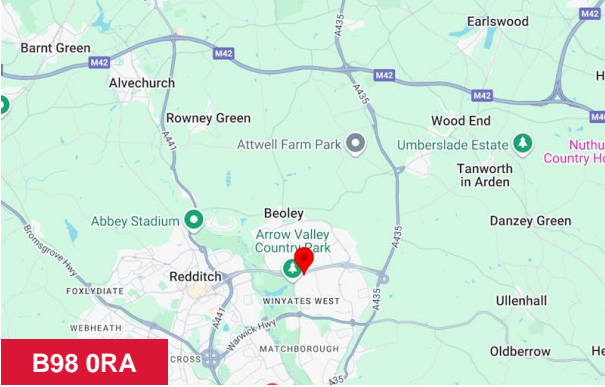
Name	sq ft	sq m	Availability
Ground	13,381	1,243.14	Available
Mezzanine	2,000	185.81	Available
Total	15,381	1,428.95	

UTILITIES

All mains services are connected, with the Offices benefitting from gas-fired central heating.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding.



Viewing & Further Information



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