



Units 1-6 Padgets Lane
South Moons Moat, Redditch, B98 0RA

**New Build Factory /
Warehouse Units**

6,666 to 40,422 sq ft
(619.29 to 3,755.33 sq m)

- Brand New Units
- 6.5m Eaves
- Prominent Position
- BREEAM Very Good & EPC A
- Flexible Lease Terms
- Dedicated Parking

Summary

Available Size	6,666 to 40,422 sq ft
Rent	£10 per sq ft
Business Rates	TBC
Service Charge	TBC
Car Parking	Each unit will benefit from EV charging points and further car parking in the immediate vicinity.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Location

The units will front onto Padgets Lane, within the popular South Moons Moat Industrial Estate to the west of Redditch Town Centre.

The units benefit 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 miles.

Description

The units will comprise a terrace of six, self-contained, new build Factory/Warehouse units with insulated profile steel roof incorporating double glazed uPVC roof lights, with two storey Office accommodation to the front.

Internally, the units will be well specified with LED lighting, three phase electricity and loading access via electrically operated loading doors.

Externally, each unit will benefit from EV charging points and further car parking in the immediate vicinity.

Accommodation

The approximate Gross Internal Area (GIA) of the units are as follows:

Name	sq ft	sq m	Rent	Availability
Unit - 1	6,696	622.08	£10 /sq ft	Available
Unit - 2	6,673	619.94	£10 /sq ft	Available
Unit - 3	6,675	620.13	£10 /sq ft	Available
Unit - 4	6,666	619.29	£10 /sq ft	Available
Unit - 5	6,682	620.78	£10 /sq ft	Available
Unit - 6	6,715	623.84	£10 /sq ft	Available
Total	40,107	3,726.06		

Utilities

The properties have main services, save for gas. Each unit has the benefit of Solar PV panels.

Anti-Money Laundering

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

Viewing

Strictly by appointment with our Office on 01527 584242.

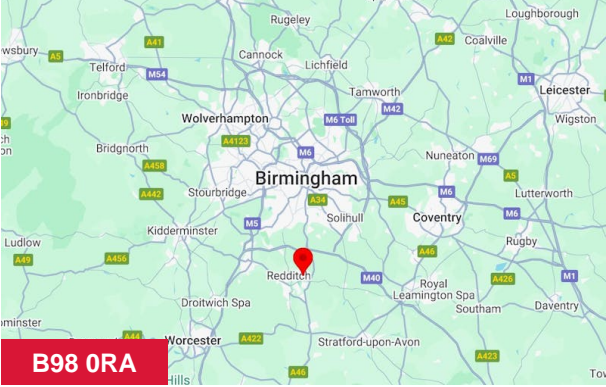
Video

360

Tour

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https://360imagery.co.uk/virtualtour/logistics_warehouse/mileway/midlands/gbsout04.html



Viewing & Further Information



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