

TO LET INDUSTRIAL UNITS

Units available from 3,809 sq ft to 13,628 sq ft



- | Established Industrial Area
- | Excellent access to J3 of M42
- | Large shared access yard
- | Flexible Terms

MADELEY ROAD INDUSTRIAL ESTATE

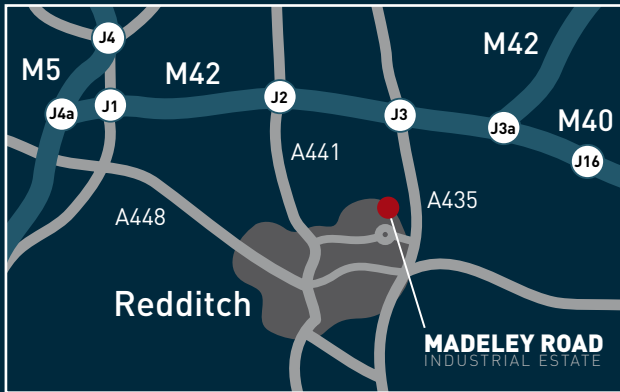
North Moons Moat, Redditch B98 9NB



www.madeleyroad.co.uk

Location

The estate is situated within the North Moors Moat area of Redditch, a popular industrial location. The estate provides frontage over Ravensbank Drive which leads directly onto the A4023 Coventry Highway. The estate is located approximately 2 miles from the Redditch town centre whilst Birmingham City Centre is approximately 15 miles distant. The estate is well served by transport links with the M42 at junction 3 being approximately 3 miles distant.



Description

The estate comprises 10 modern industrial properties formed in 2 terraced rows of steel portal frame construction with part brick, part metal clad elevations surmounted by a flat roof. Internally the properties provide warehouse accommodation which benefits from heating and lighting together with office space to the front of the property. The properties benefit from an eaves height of between 4.4m – 5.6m. Externally the properties have shared yard areas which can be accessed by concertina doors to the rear of each of the properties. Finally there are separate pedestrian accesses to the office accommodation of the properties.

Accommodation

The following units are available (Gross Internal Area)

Unit	Sq m	Sq ft
6	356	3,834
7	354	3,809
12	544	5,854
15	1,263	13,628

Tenure

The properties are available on a leasehold basis.

Terms

The properties are available on flexible lease terms together with rental incentives subject to contract.

Rent

Upon application.

Services

We are advised that all main gas, water, electricity and sewerage services are connected to the units.

Energy Performance Certificates

Details available on request.

Planning

We understand that the units are suitable for B1, B2 and B8 planning use classes. Further information is available from the Redditch Borough Council planning department.

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Rateable Value

As per the 2005 Rating List we understand that the units are assessed as follows:

Unit	RV as of 01/04/2005	RV as of 01/04/2010
Unit 6	£20,750 per annum	£22,000 per annum
Unit 7	£21,250 per annum	£29,250 per annum
Unit 12	£29,500 per annum	£28,750 per annum
Unit 15	£55,500 per annum	£56,000 per annum

Viewings

Strictly by appointment with the joint agents.



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