



**TO LET**

## Industrial/Warehouse Units

26,248 sq ft to 67,593 sq ft

(2,438.55 to 6,279.68 sq m)



6.6m Eaves



Large Secure Yard

## Padgets Lane

South Moons Moat, Redditch **B98 0RA**





## LOCATION

Padgets Lane is an established location forming part of the South Moons Moat Industrial Estate within Redditch. Access to the units is via Coventry Highway and A435 which in turn link with the M42 Junction 2 and Junction 3 approximately 5 miles distant.

## DESCRIPTION

The units provide the following:

### Warehouse

- 6.6m eaves
- LED Lighting Cat 7
- Gas Fired Heaters
- Car parking
- Secure Yard
- 24 hour Access
- WC's
- 3 level access loading doors (Building 1)
- 4 level access loading doors (Building 2)

### Offices

- Reception area
- Air conditioning
- Suspended ceilings and LED lighting
- Fitted kitchen
- Trader Counter

## ACCOMMODATION

### BUILDING 1 (Units 18/19)

	sq ft	sq m
Warehouse	35,764	3,322.59
Trade counter/store	2,237	207.84
Offices	3,344	310.70
<b>Total</b>	<b>41,345</b>	<b>3,841.13</b>

### BUILDING 2 (Units 20/21)

Warehouse	23,390	2,173.00
Store	1,819	169.05
Offices	1,039	96.50
<b>Total</b>	<b>26,248</b>	<b>2,438.55</b>

### TOTAL

<b>TOTAL</b>	<b>67,593</b>	<b>6,279.68</b>
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Building 2 can be split to provide:  
Unit 21 – 13,840 sq ft (1,286 sq m)  
Unit 20 – 12,408 sq ft (1,153 sq m)



## RENT

Rent upon application.

## LEASE

The units are currently available by way of sublease until December 2028.

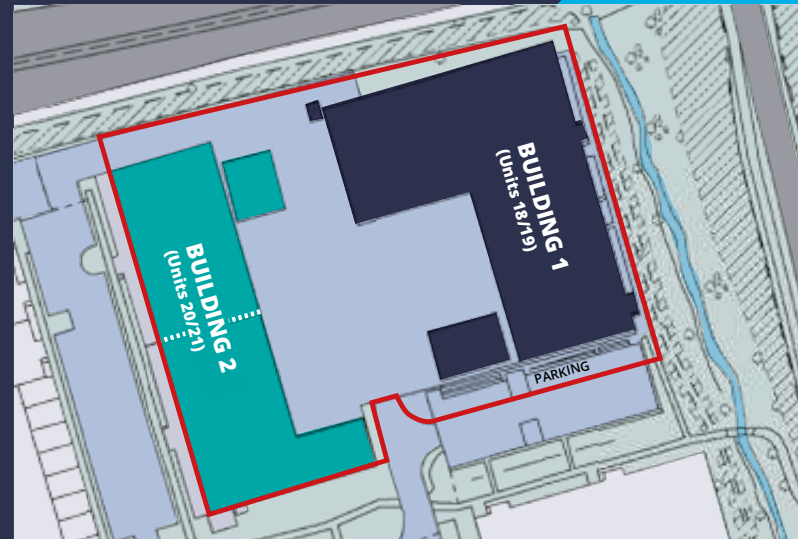
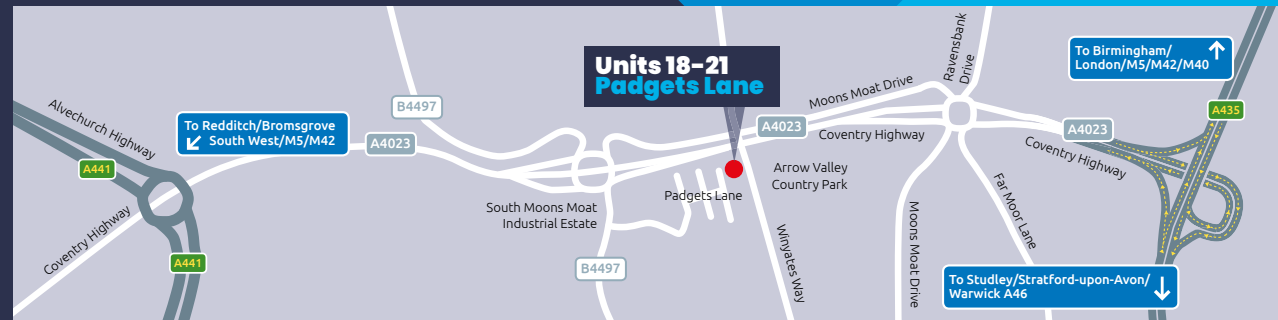
## EPC

The buildings have an energy performance rating of C-72.

## VAT

VAT may be chargeable at the current rate.

## SAT NAV: B98 0RA



## VIEWING:

By appointment with the sole agents.

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