

# TO LET

Two Storey Detached Offices  
Unit 7 Moons Park  
Burnt Meadow Road  
Redditch



**353.28 sq m (3,803 sq ft)**

Approximate Net Internal Areas

- Junction 2 of M42 motorway within approximately five miles
  - Air conditioning to the first floor
  - Designated Parking Facilities
- Current passing rental £38,850 per annum exclusive

## LOCATION:

The premises are located on North Moon's Moat, approximately 2 miles north east of Redditch town centre. The estate has a direct link to the Coventry highway (A4023) and junctions 2 and 3 of the M42 motorway are approximately 5 and 4 miles distant respectively

## DESCRIPTION:

The premises comprise of a two storey detached office building of brick construction, incorporating toilet and kitchen facilities to both floors. The building incorporates double glazed windows and a gas fired central heating system. There is an air conditioning system serving the first floor.

Externally, the premises benefit from designated car parking facilities.

## ACCOMMODATION:

Approximate Net Internal Area

	sq. m.	sq. ft.
Ground Floor	187.35	2,017
First Floor	165.93	1,786
<b>Total</b>	<b>353.28</b>	<b>3,803</b>

## TENURE:

The premises are available by way of assignment of the existing full repairing and insuring lease which is due to expire on 24th December 2013. There is a service charge for the maintenance of all common areas.

## RENTAL:

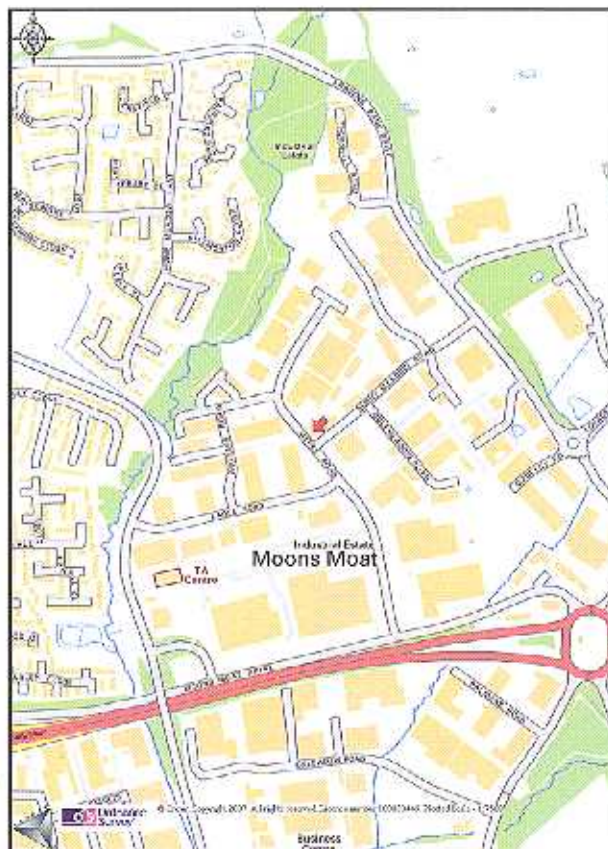
£38,850 per annum exclusive, subject to three yearly reviews. The rent is payable quarterly in advance.

## RATES:

2005 rateable value £38,500

## SERVICES:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



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Not to Scale, For Identification Purposes Only, Boundaries Marked Are Approximate.

## LEGAL COSTS:

Each party to be responsible for their own legal costs.

## VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

## VIEWING:

Strictly via sole agents:

**Harris Lamb**  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 8SP

Tel:0121 455 9455  
Fax:0121 455 6595  
Contact: Steve Fisher

Ref: W600  
Date: October 2007  
Subject To Contract