Oak Tree Park, Redditch, B98 9NW

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£25,000 PCM

- Self-contained two-storey office building
- EPC Band - C
- Well Maintained Business Estate
- Rateable Value - £18,500
- 13 Parking Spaces
- Excellent Location

A self-contained two-storey office building with excellent on site parking. This semi-detached building extends approximately 238.18 sqm (2563.74 sq.ft) and is located on the popular Moons Moat North Industrial Estate. The property includes existing partitioned walls for private office use/meeting rooms as well as light assembly and storage.

Location
Moons Moat North Industrial Estate is a popular trading estate on the outskirts of Redditch, being approximately 2 miles from the town Centre and provides great communication to the M40 and M42.

Description
Unit 5 extends approximately 238.18 sqm (2563.74 sq.ft) providing the incoming tenant access through their own front door and the opportunity to brand the front of the building.

The approximate Net Internal Area:

Ground Floor - 122.92 Sqm (1323.09 sq.ft.)
First Floor - 105.24 Sqm (1132.79 sq.ft.)
Kitchen - 10.05 Sqm (108.17 sq.ft.

Services
Mains water, drainage, and electricity are understood to be connected.

Legal Costs
Each party will be responsible for their own legal costs associated with the preparation of the lease

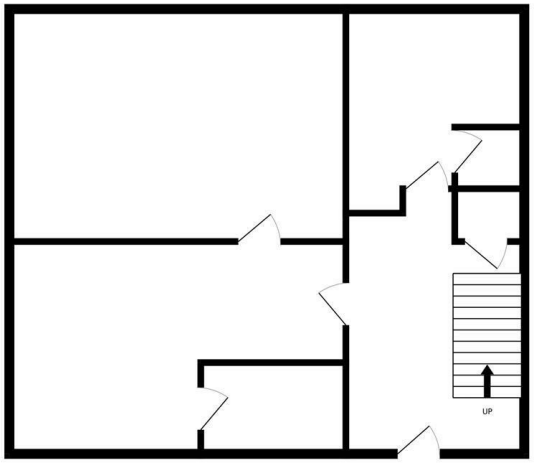
Viewing
To arrange a viewing please contact the commercial Team: 01789 387882

Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

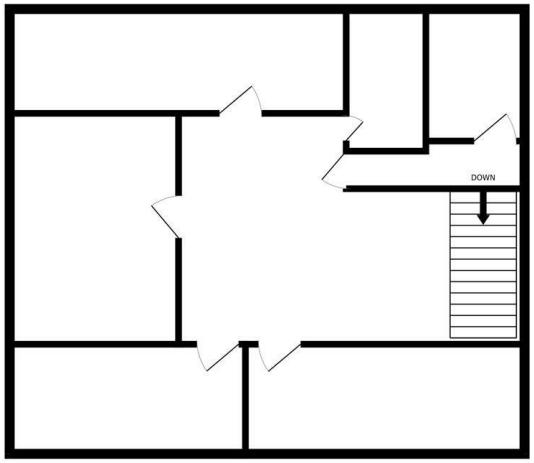
FIRE EXIT

Plan

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk