

MOULTON PARK INDUSTRIAL ESTATE

Underwoods



INDUSTRIAL WAREHOUSE TO LET / MAY SELL

- Prominent location with excellent communication links
- 17,100 sqft (1,589.07 sqm) industrial / warehouse
- Detached site of over 1 acre
- Integral office and ancillary accommodation

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LOCATION

The premises are prominently situated on the corner of Brickyard Spinney Road and Redhouse Road and benefit from direct access onto Pond Wood Close. The site is highly visible to traffic passing through the Moulton Park Industrial Estate. The surrounding locality comprises a mixed range of industrial buildings occupied by both local and national companies.

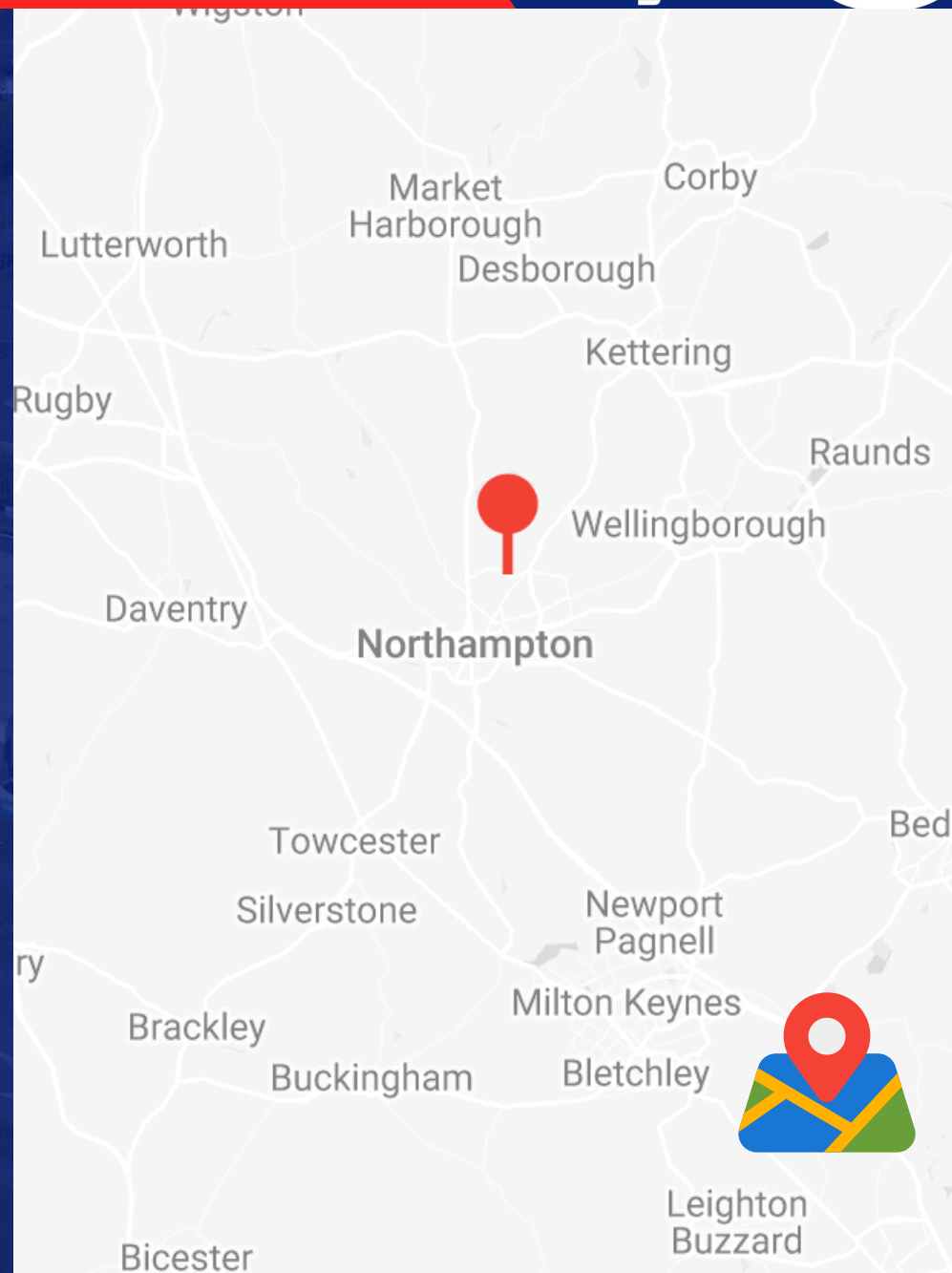
The estate remains a popular location for businesses who are attracted to the area through the excellent communication links. These include easy access to the A43 and A45 which in turn connects with the M1 Motorway at junction 15.

DESCRIPTION

The premises comprise a detached, industrial property standing upon a self-contained site of over 1 acre. The building is constructed around a steel portal frame with brick and block elevation surmounted by profile steel cladding to eaves. Above, there is a pitched roof.

The accommodation incorporates integral offices situated to the left hand side of the property. These include a number of individual rooms together with kitchen and WC facilities. The remainder of the accommodation comprises several interconnecting sections of warehouse/workshop accommodation well suited to a range of manufacturing or storage uses. A mezzanine floor provides additional storage accommodation. Loading is via doors incorporated within the rear elevation.

Externally, the premises benefit from their prominent location on a large corner plot with wide frontage onto Redhouse Road. The site is predominantly secured with steel palisade fencing. There is gated access from Pond Wood Close leading into a large, surfaced yard area which provides ample on site car parking together with an area of land suitable for external storage purposes.



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AREAS

	SqFt	SqM
Gross Internal Area	14,234	1,322.35
Mezzanine	2,866	266.27
Total	17,100	1,589.07

TERMS

The premises are available to lease upon flexible new terms; at a rent of **£95,000** per annum exclusive of VAT, Business Rates, and all other outgoings.

A freehold sale of the building may be considered - **£POA**

RATEABLE VALUE

Rateable Value (from 1 April 2026): **£78,000**.

Prospective occupiers are advised to make their own enquiries with the local authority.

SERVICES

We understand that all main services to include water, drainage, gas and electricity are connected to the property although it should be noted that none of these services have been checked or tested and it is up to prospective occupiers to ensure that these facilities are installed and working to their satisfaction.

EPC

Available upon application



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VAT

It should be noted that any figures quoted, either verbally or in writing, are exclusive of VAT unless specifically stated.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, please be aware that any prospective tenant will be required to provide identification documentation once terms have been agreed. We ask for your cooperation in order to avoid delays in the transaction

FURTHER INFORMATION

For further information or if you wish to arrange a viewing, please contact the sole agent.

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