



**BROOKLANDS**

MOONS MOAT DRIVE, REDDITCH

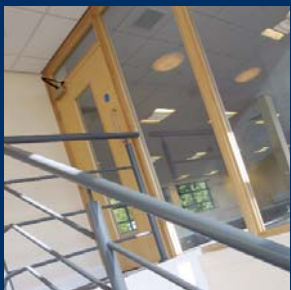
Immediately Available  
Dual Carriageway Access  
to Junction 3, M42

**TO LET**

**SELF CONTAINED OFFICE SUITE**

**3,445 sq ft (320 sq m)**





## Location

Brooklands occupies a highly prominent position fronting Moons Moat Drive just off the Coventry highway, which leads directly to J3 of the M42 Motorway. The scheme is situated within 4 miles of the favoured M42 Corridor at J3, via the A435 dual-carriageway. Birmingham International Airport and Rail Station lie within a 15 minutes drive at J6 of the M42.

Brooklands is an established office park, which has attracted occupiers such as Concentric, Mobile Money, Capita Plc, Swisslog UK.

The site is well served by nearby amenities and comprehensive retail and leisure facilities are available in Redditch Town centre, some 2 miles west.

The site is served by direct public transport links with Redditch Town Centre. Redditch has a strong local workforce and the opportunities for staff recruitment and retention are excellent.

## Description

The suite comprises of the self contained ground floor of unit 3 which extends to some 3,445 sq ft (320 sq m). The offices have been constructed to a high specification to include:

- Flexible and efficient open plan floor plate
- 150 mm raised access floors
- Suspended ceilings incorporating LG3 luminaires
- Powder coated double glazing
- Gas fired central heating

- Ability to retro-fit comfort cooling
- Full carpeting
- Quality external landscaping
- 12 on site car parking spaces in controlled car park
- EPC - C51

## Terms

The suite is available on a new lease. Terms to be agreed. Vat shall be payable upon the rent.

## Service Charge

A service charge shall be payable in respect of communal services.

## Viewing

Strictly by appointment with the joint letting agents



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