

# **JOHN TRUSLOVE**

**ESTABLISHED 1981**

Daralbee House  
Archer Road  
Redditch  
Worcestershire  
B98 8DJ


**TO LET**

**UNIT 22 THORNHILL ROAD  
NORTH MOONS MOAT  
REDDITCH  
WORCS B98 9ND**



- \* **FACTORY/WAREHOUSE 1,677 SQ FEET**
- \* **MODERN, SECURE, WELL INSULATED UNIT**
- \* **CONCRETED FORECOURT**
- \* **11'3" MINIMUM WORKING HEIGHT**
- \* **AMPLE CAR PARKING**
- \* **'GREEN FIELD' ENVIRONMENT**
- \* **10 MINUTES DRIVE FROM M42**

**£9,500 PER ANNUM  
+ VAT**

 **(01527) 584242**

 **(01527) 64345**

 **info@truslove.co.uk**

**www.johntruslove.com**

**CHARTERED SURVEYORS – RICS REGISTERED VALUERS**

## **DESCRIPTION**

North Moons Moat and Ravensbank are now undoubtedly the premier Business/Industrial areas in the Town on account both of the quality and scale of development, and of the ease with which the Motorway network may be accessed, in particular M42, M40, M5 and M6.

NEC and Birmingham International Airport are within an average 20 minutes drive, via either Motorway (M42) or 'A' and 'B' roads.

## **ACCOMMODATION**

The property comprises a single storey factory warehouse unit. Having a gross internal floor area of approximately 1,677 sq ft. Lighting is provided by fluorescent strip units.

There are separate Male and Female WC's, and a Lobby with wash-hand basin and electric water heater.

The forecourt is concrete and provides two car spaces. In addition, ample nearby communal parking is provided.

## **SERVICES**

All main services are available.

## **RENT**

£9,500 per annum plus VAT payable quarterly in advance.

## **TENURE**

A 'standard' renewable Lease for 3,4 or 5 years or multiples thereof.

## **LEGAL FEES**

Tenant to pay Landlord's proper Legal Fees in connection with the letting.

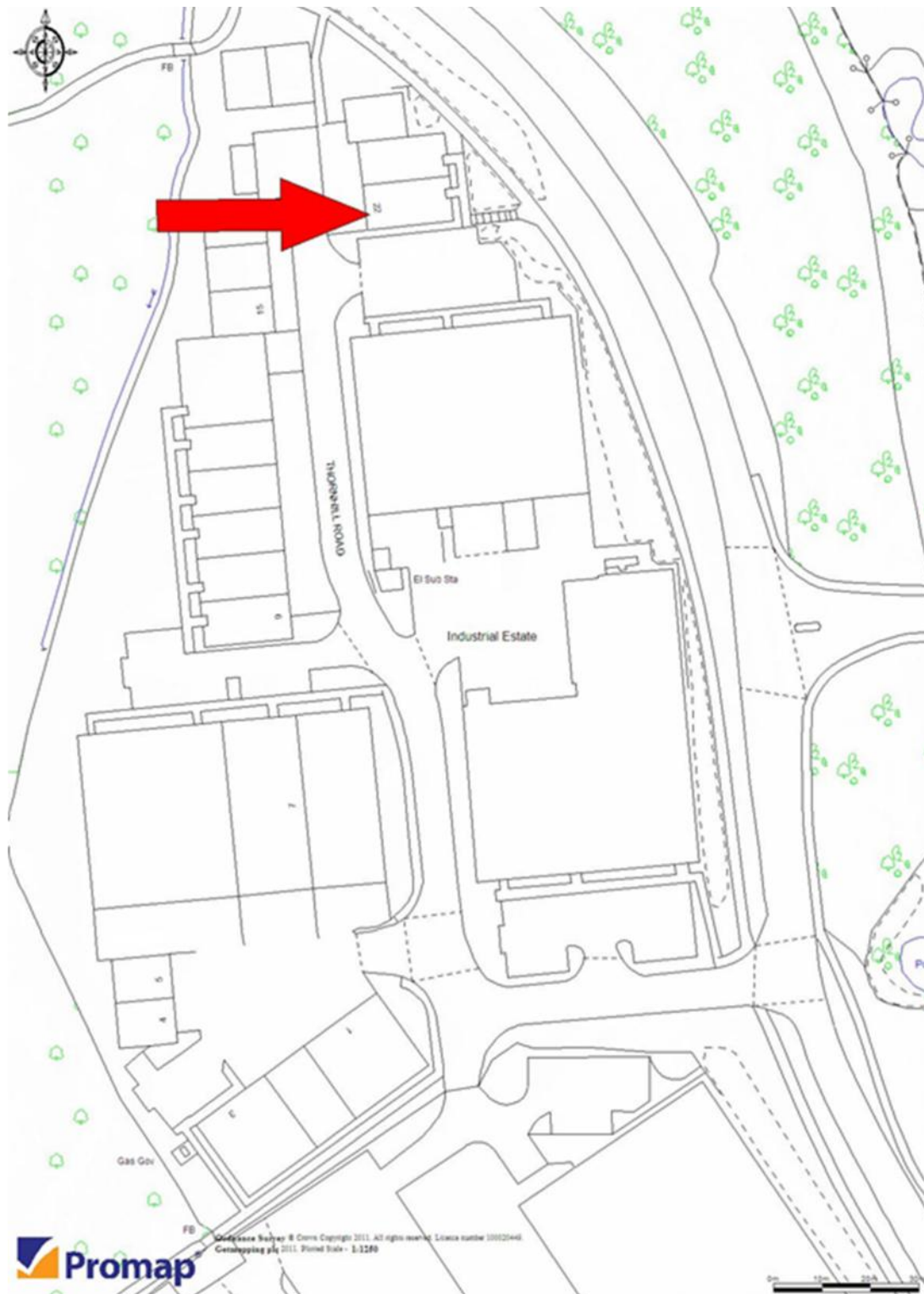
## **RATEABLE VALUE**

£9,300.

## **VIEWING**

Strictly by appointment with our Reception on 01527 584242.

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