



**JOHN TRUSLOVE**

ESTABLISHED 1981

Daralbee House  
Archer Road  
Redditch  
Worcestershire  
B98 8DJ

## TO LET

**UNIT 2 THORNHILL ROAD  
NORTH MOONS MOAT  
REDDITCH  
WORCS B98 9ND**



- \* **FACTORY/WAREHOUSE 1,684 SQ FT**
- \* **MODERN, SECURE, WELL INSULATED UNITS**
- \* **CONCRETE FORECOURT**
- \* **12'8" MINIMUM WORKING HEIGHT**
- \* **AMPLE CAR PARKING**
- \* **10 MINUTES DRIVE FROM M42**

**RENT FROM £9,500 PER ANNUM  
(+ VAT)**

 **(01527) 584242**

 **(01527) 64345**

 **info@truslove.co.uk**

**www.johntruslove.com**

## **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 1,684 sq ft.

Lighting is provided by fluorescent strip units. There are separate male and female WCs.

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

## **SERVICES**

All main services are believed to be available.

## **TENURE**

A Full Repairing Lease for 3,4 or 5 years or multiples thereof.

## **LEGAL FEES**

Each party to bear their own costs.

## **RENT**

£9,500 per annum plus VAT payable quarterly in advance by Bankers Standing Order.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

TBC

## **RATEABLE VALUE**

£7,500.

## **VIEWING**

Strictly by appointment with our Reception on 01527 584242.

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