

TO LET
UNIT 20 THORNHILL ROAD
NORTH MOONS MOAT
REDDITCH
WORCS
B98 9ND



- * **FACTORY/WAREHOUSE 1,119 SQFT (104 SQ M)**
- * **CONCRETE FORECOURT**
- * **13'3" (4.05M) WORKING HEIGHT**
- * **AMPLE CAR PARKING**
- * **10 MINUTES DRIVE FROM M42**
- * **AVAILABLE IMMEDIATELY**

RENT FROM £7,250 PER ANNUM + VAT

DESCRIPTION

North Moons Moat is an established modern Industrial area on the perimeter of Redditch, only 7 minutes drive from the M42. It is a pleasant 'green field' environment, yet close to all amenities.

ACCOMMODATION

The Workshop/Warehouse area is accessed via a concertina loading door. A separate personal door provides access to two Offices, each with carpets, fluorescent lighting, data trunking and gas-fired central heating. In addition, there are decent quality WC and Kitchenette facilities.

The Gross Internal Area (GIA) is approximately 1,119 sq ft (104 sq m).

The Forecourt is concreted, plus ample communal parking nearby.

SERVICES

All mains services are connected. Single and 3-phase electricity is provided.

RENT

£7,250 per annum + VAT.

EPC

Band E (101)

LEGAL FEES

Each party to cover their own costs.

TENURE

Available for a term of 3 or more years on a Standard Full Repairing and Insuring basis.

RATEABLE VALUE

£7,100 – 100% Small Business Rate Relief potentially available.

VIEWING

Strictly by appointment with our Reception on 01527 584242.

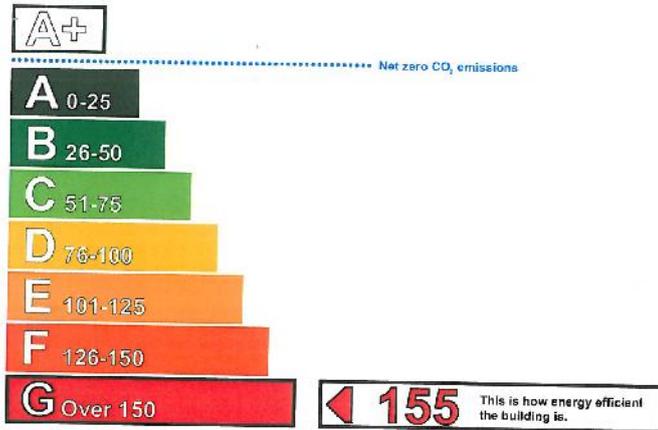


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Energy Performance Asset Rating

More energy efficient



Less energy efficient

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