

TO LET

UNIT 13 THORNHILL ROAD, NORTH MOONS MOAT, REDDITCH,
WORCESTERSHIRE, B98 9ND



1,681 SQ FT (156 SQ M)

FACTORY/WAREHOUSE

- MODERN, SECURE UNIT
- WELL INSULATED
- CONCRETE FORECOURT
- 12'6" (3.8m) WORKING HEIGHT
- AMPLE CAR PARKING
- 5 MINUTES DRIVE FROM M42

£9,500 PER ANNUM
(PLUS VAT)

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DESCRIPTION

North Moons Moat is an established modern Industrial Area on the perimeter of Redditch, only 5 minutes' drive from the M42. It is a pleasant "green field" environment, yet close to all amenities.

ACCOMMODATION

The Property comprises a mid-terraced double-fronted Factory/Warehouse Unit, with pedestrian access via entrance lobby to the front and vehicular access to the rear via a metal folding door, with concrete loading and unloading area to Thornhill Road.

The Gross Internal Area (GIA) is 1,681 sq ft (156 sq m).

There are separate male and female WCs and integral Offices. The Main Works Area has a minimum working height of 12'6" (3.8m).

There is ample nearby communal parking.

RENT

**£9,500 Per Annum plus VAT,
payable quarterly in advance**

RATEABLE VALUE

£7,700

SERVICE CHARGE

£650 + VAT per annum. Approx.

EPC

Band D (97)

TENURE

**A new Business Lease for a term
of 3 or more years.**

LEGAL FEES

Each party to bear their own fees.

VIEWING

**Strictly by appointment with our
office - 01527 584 242.**



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