

# TO LET

UNIT 8 THORNHILL ROAD, NORTH MOONS MOAT, REDDITCH,  
WORCESTERSHIRE, B98 9ND



**14,047 SQ FT (1,305 SQ M)**  
**FACTORY/WAREHOUSE**

- REFURBISHED
- GATED YARD
- 21'10" (6.65M) WORKING HEIGHT
- AMPLE CAR PARKING
- 10 MINUTES' FROM M42
- AVAILABLE IMMEDIATELY

**RENT £88,000 PER ANNUM**  
**(PLUS VAT)**

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### 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 Unit comprises an end-terraced, single-storey Factory/Warehouse with two-storey integral Offices to the front. The Property has been fully refurbished throughout.

The Offices are arranged as two open-plan areas with 2 No. Meeting Rooms and Reception. There are separate male and female WCs plus Kitchenette facilities.

The total Gross Internal Floor Area is 14,047sqft. (1,305sqm). The Main Warehouse measures 97'10" (29.83m) by 98'0" (29.89m) overall with a working height of 21'10" (6.65m).

Externally, there are enclosed gated concrete surfaced Yards to the rear of the Units and ample parking is provided on the Estate.

### RENT

£88,000 Per Annum + VAT

### RATEABLE VALUE

£51,000

### SERVICES

All mains services are available. Single & 3-phase electricity is provided.

### EPC

Band D (88)

### TENURE

A new Business Lease for a term of 5 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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