



Unit 3 Thornhill Road
Redditch, B98 9ND

**Modern industrial, storage,
workshop space.**

3,265 sq ft
(303.33 sq m)

- Fully refurbished
- Popular and convenient location
- Roller shutter access
- 3.4m working height
- 5 minutes from M42

Summary

Available Size	3,265 sq ft
Rent	£27,750 per annum
Rateable Value	£25,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

The units at Thornhill Road offer roller shutter door access and a minimum working height of 3.5m. The units benefit from a 3-phase power supply, making them suitable for a wide range of business uses. With practical layouts and modern features, they are ideal for occupiers seeking flexible industrial, storage, or workshop space.

Unit 3 has gross internal floor area of 3,265sqft

Location

The Property fronts onto Thornhill Road, which is conveniently accessed off Ravensbank Drive. North Moons Moat is considered the premier industrial area in Redditch, being within 10 minutes' drive of the M42 via the A435.

Tenure

New business lease for a term of 3 or more years with the Tenant responsible for all outgoing.

Rent

£27,750 per annum plus VAT

Service Charge

The Tenant to contribute towards the Landlords Estate service charge.

Rateable Value

£25,500

EPC

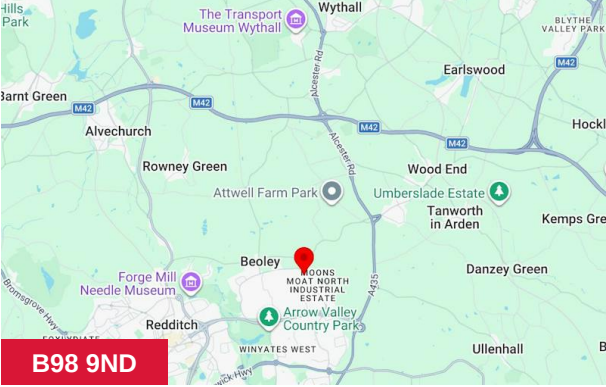
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Services

All Mains services are available

Viewing

Strictly by by appointment with our reception on 01527 584242



Viewing & Further Information



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