

# Thornhill Road Industrial Estate

Redditch B98 9ND

Warehouse | 1,649 – 3,265 ft<sup>2</sup>



10 minutes from M42



Roller shutter access



Under refurbishment



3 phase electric



Designated parking



3.4m working height

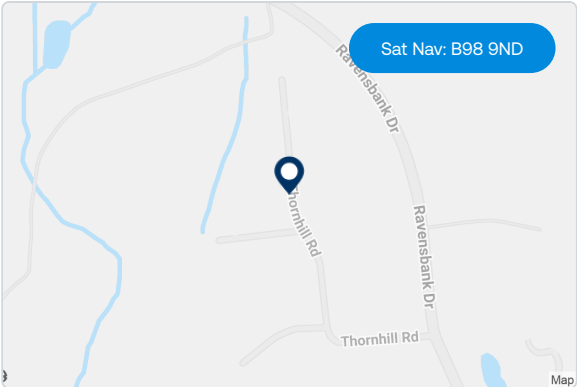
Available to Let





## Description

The units at Thornhill Road offer roller shutter door access and a minimum working height of 3.5m. The units provide office accommodation and 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.



## Location

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

## Further information

<b>EPC</b> Unit 3: D, Unit 11: E, Unit 12: E	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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**Mileway**

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## Accommodation:

Available to let

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	3,265	Immediately	2,200
Unit 11	Warehouse	1,649	Immediately	1,495
Total		4,914		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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