



TO LET
WAREHOUSE /
PRODUCTION UNIT
4,327 SQ FT
(402 SQ M)
Darby
Keye
0121 647 3541

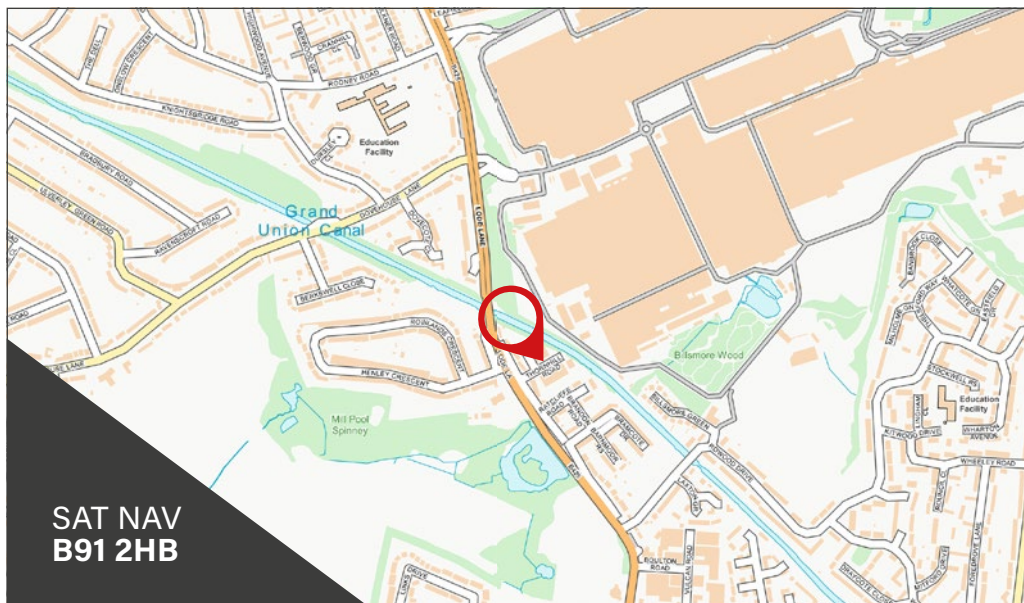
TO LET

- › Clear Span Steel Portal Frame
- › 4.8m Minimum Eaves Height
- › Integral Two Storey Offices
- › 0.5 Miles to Solihull Town Centre
- › 2 Miles to J5 M42
- › Less than 1 mile from JLR Solihull

UNIT 2 THORNHILL ROAD

SOLIHULL B91 2HB

4,327 SQ FT (402 SQ M)
WAREHOUSE UNIT



LOCATION

The property is situated on Thornhill Road, off Lode Lane (B425) which leads from Solihull town centre to the A45 dual carriageway. The premises are approximately 1 mile from Solihull town centre, 2 miles from Junction 5 of the M42 motorway and within 0.5 miles of Jaguar Land Rover's main entrance to its Solihull manufacturing plant.

- > **Solihull Town Centre** - ½ mile
- > **Jaguar Landrover's Solihull plant** - Less than 1 mile

DESCRIPTION

- > Modern Steel portal frame construction
- > 4.8m Minimum Eaves Height
- > Lighting throughout
- > Level loading roller shutter door
- > Integral Two storey offices
- > Dedicated car parking spaces

LEASE

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

ACCOMMODATION

	SQ FT	SQ M
Ground Warehouse	3,423	318.10
Ground Office	452	41.95
First	452	41.95
Total	4,327	402

RENT

£42,500 per annum exclusive.

BUSINESS RATES

Rateable Value: £21,000

EPC RATING

E (110) - A copy of the EPC for the unit will be available for inspection if required.

PLANNING

We understand the unit is suitable for uses falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 2005. However, interested parties are advised to speak to the local authority in respect of their proposed use, for certainty in this regard.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

FOR VIEWINGS

CONTACT THE AGENTS



JAMES DARBY

0121 647 3541 / 07951 147 417
james.darby@darbykeye.co.uk

CHRIS KEYE

0121 647 3541 / 07951 147 421
chris.keye@darbykeye.co.uk

WWW.DARBYKEYE.CO.UK

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2 MILES FROM JUNCTION 5 OF THE M42