



Modern Refurbished Warehouse with Gated Yard 21,175 sq ft (1,967 sq m) **TO LET**

- Newly refurbished
- Fitted ground & 1st floor offices
- Refurbished W/Cs
- 35 metre yard
- Secure yard
- 25 car parking spaces
- 3 loading doors
- High power supply of 140 kVA
- EPC A23

NEARBY OCCUPIERS



PILKINGTON



Avon



EST 1970
BAYLIS & HARDING
ENGLAND



REDDITCH

unit 14

IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS



ACCOMMODATION

UNIT 14	SQ FT	SQ M
Warehouse	18,660	1,733
Office	2,515	234
TOTAL GIA	21,175	1,967

SPECIFICATION



TWO STOREY
OFFICES



9.3M EAVES HEIGHT
8M TO HAUNCH



3 ELECTRIC LEVEL
LOADING DOORS



25 CAR
PARKING SPACES



35M DEEP
YARD



LED LIGHTING
THROUGHOUT



140KVA
POWER SUPPLY



SECURE
ESTATE



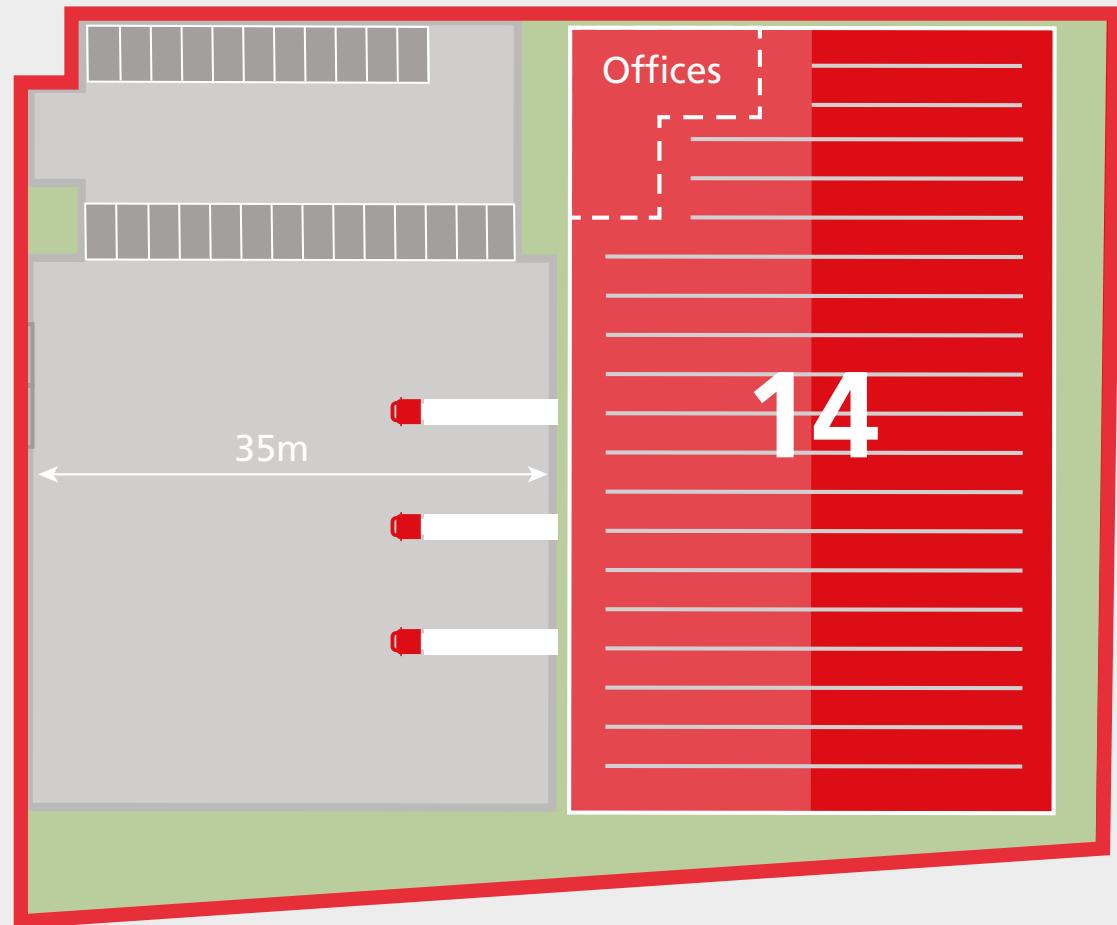
EXCELLENT
MOTORWAY LINKS



PALISADE FENCED/
GATED YARD AREA



OFFICE
KITCHENETTE



REDDITCH

unit 14

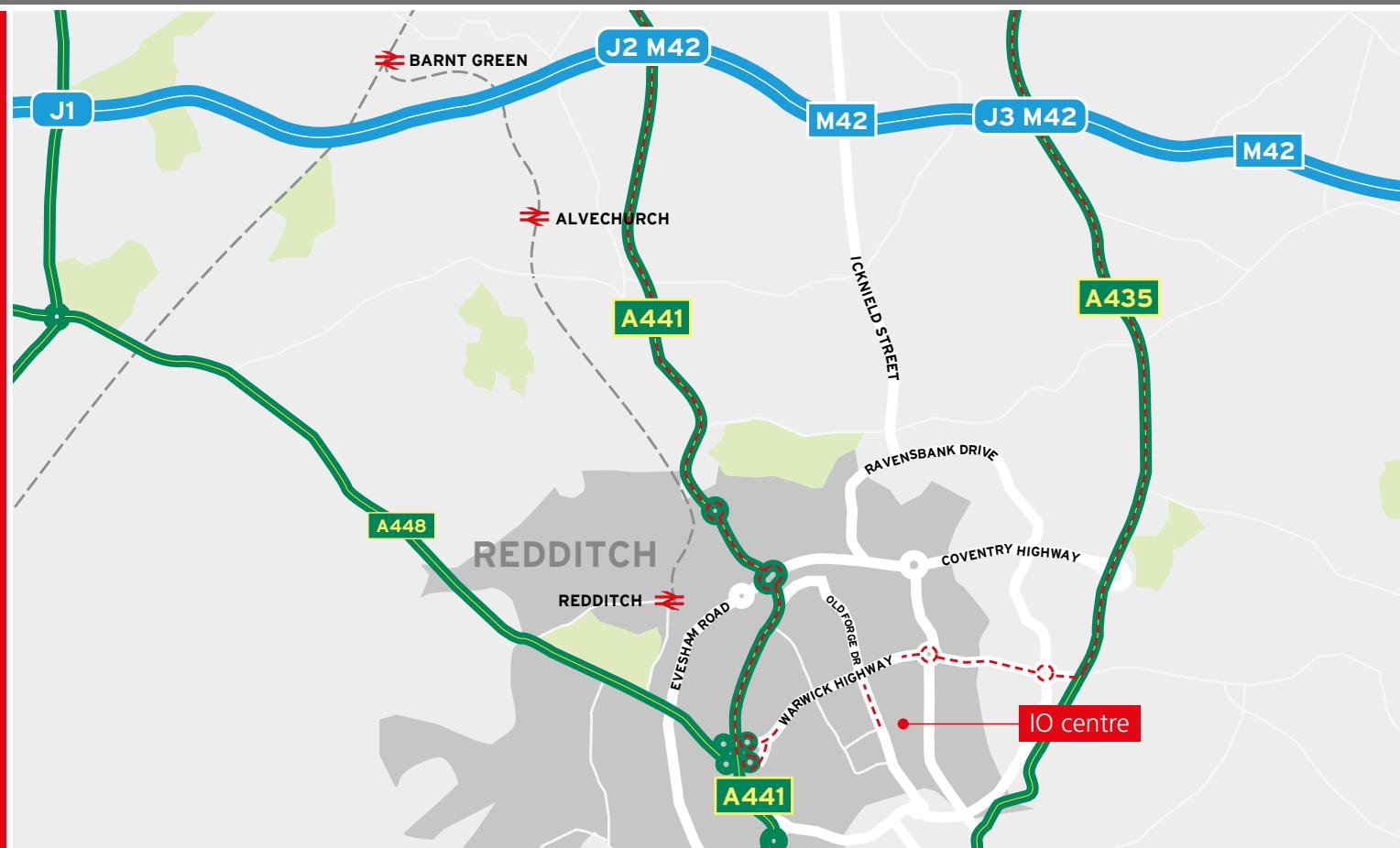
IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS

CANMOOR

LOCATION

The IO Centre is a premier industrial estate located on Nash Road. The property benefits from excellent road communications with Junction 3 of the M42 approximately seven miles to the north, which gives access to the M40, M5 and M6.

DESTINATION	DISTANCE	TIME
M42 J3	6.5 miles	11 mins
M42 J2	7.4 miles	14 mins
M5 J4	10 miles	18 mins
Birmingham	18 miles	36 mins
M6 J4	22 miles	26 mins
Coventry	27 miles	58 mins
M25 J16	76 miles	2 hrs 47 mins
Bristol	81 miles	2 hrs 25 mins
Manchester	101 miles	3 hrs 11 mins



EPC

EPC A23.

TERMS

To Let by way of a Full Repairing and Insuring Lease for a term to be agreed.

RENT

On application from the agents.

LEGAL FEES

Each party to bear their own fees.

JOHN TRUSLOVE
Chartered Surveyors & Valuers
TEL 01527 584242
www.johntruslove.com

Ian Parker
07977 008 815
ian@truslove.com

harris lamb
PROPERTY CONSULTANCY
0121 455 9455
www.harrislamb.com

Neil Slade
07766 470 384
neil.slade@harrislamb.com