

# unit 14

IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS ■ ///FARMER.FROST.FILM

CANMOOR



## 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

EST 1978  
BAYLIS & HARDING  
ENGLAND

YUSHIN

AVICENNA SURGICAL

Avon



LOUNGE



PILKINGTON

# REDDITCH

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## ACCOMMODATION

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

## 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



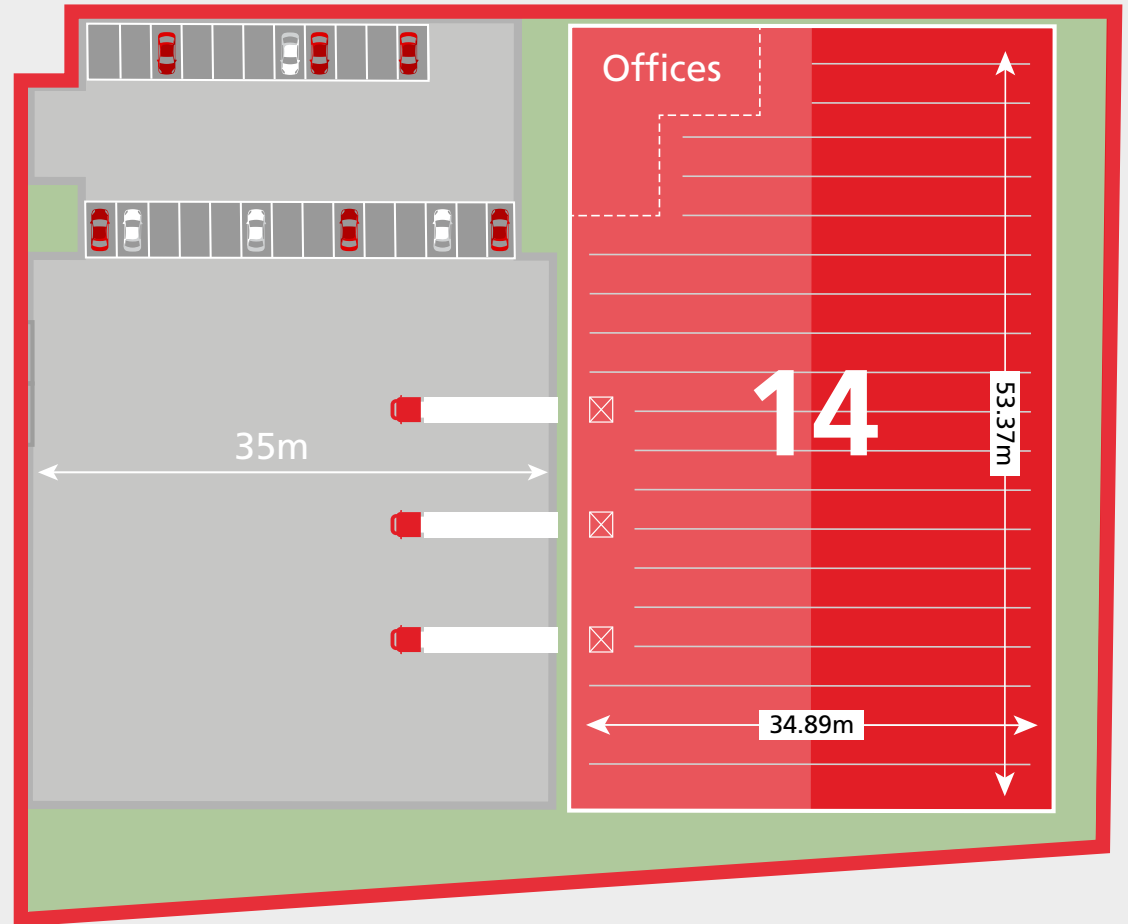
EXCELLENT  
MOTORWAY LINKS



PALISADE FENCED/  
GATED YARD AREA



OFFICE  
KITCHENETTE

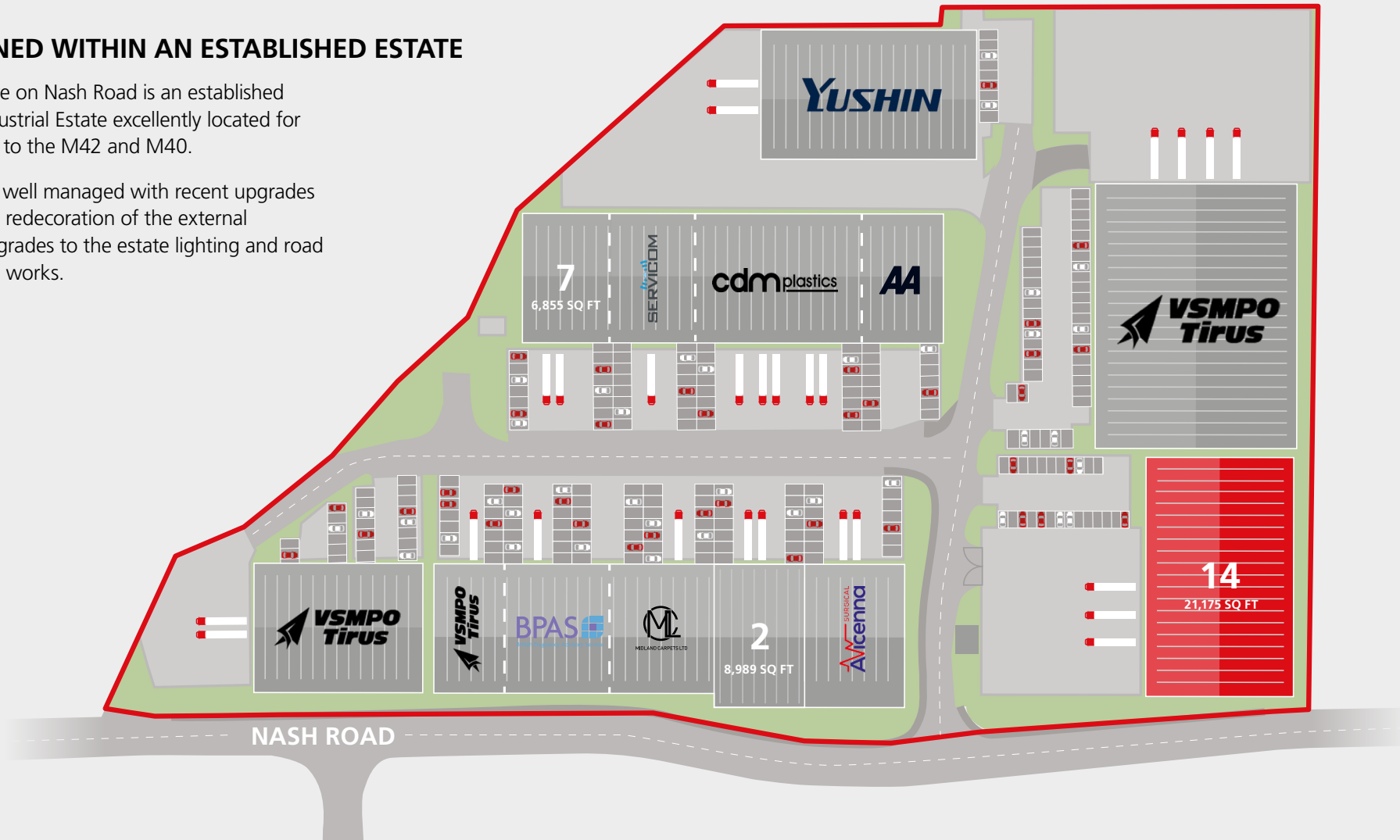


# REDDITCH

## POSITIONED WITHIN AN ESTABLISHED ESTATE

The IO Centre on Nash Road is an established Redditch Industrial Estate excellently located for direct access to the M42 and M40.

The estate is well managed with recent upgrades including full redecoration of the external cladding, upgrades to the estate lighting and road maintenance works.



# REDDITCH

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## 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

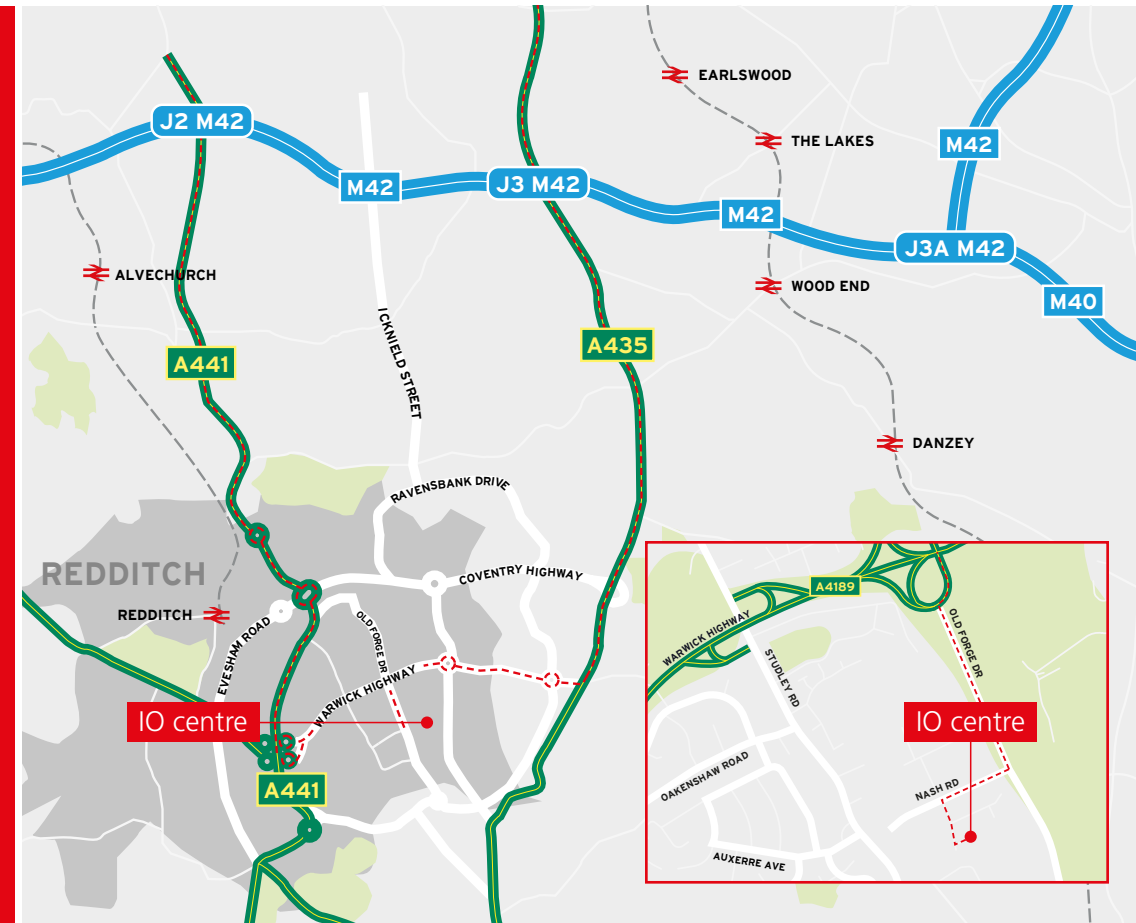
To Let by way of a Full Repairing and Insuring Lease for a term to be agreed.

## RENT

On application from the agents.

## LEGAL FEES

Each party to bear their own fees.



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