

unit 14

IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS

CANMOOR



Modern Hi-Spec Industrial Unit 21,175 sq ft (1,967 sq m) **TO LET**

AVAILABLE IN Q1 2024

- 35 metre yard
- Secure yard
- To be refurbished
- 25 car parking spaces
- 3 loading doors
- Premier Industrial Estate

NEARBY OCCUPIERS



REDDITCH

unit 14

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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



SPECIFICATION



TWO STOREY
OFFICES



9.3M EAVES HEIGHT
8M TO HAUNCH



3 ELECTRIC LEVEL
LOADING DOORS



35M DEEP
YARD



25 CAR
PARKING SPACES



HEATING & LED
LIGHTING THROUGHOUT



SECURE
ESTATE



EXCELLENT
MOTORWAY LINKS



PALISADE FENCED/
GATED YARD AREA



OFFICE
KITCHENETTE

ACCOMMODATION

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



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DESCRIPTION

The unit is a quality factory / warehouse, conveniently located at Park Farm, one of Redditch's premier industrial areas.

EPC

EPC Rating TBC after refurbishment.

TERMS

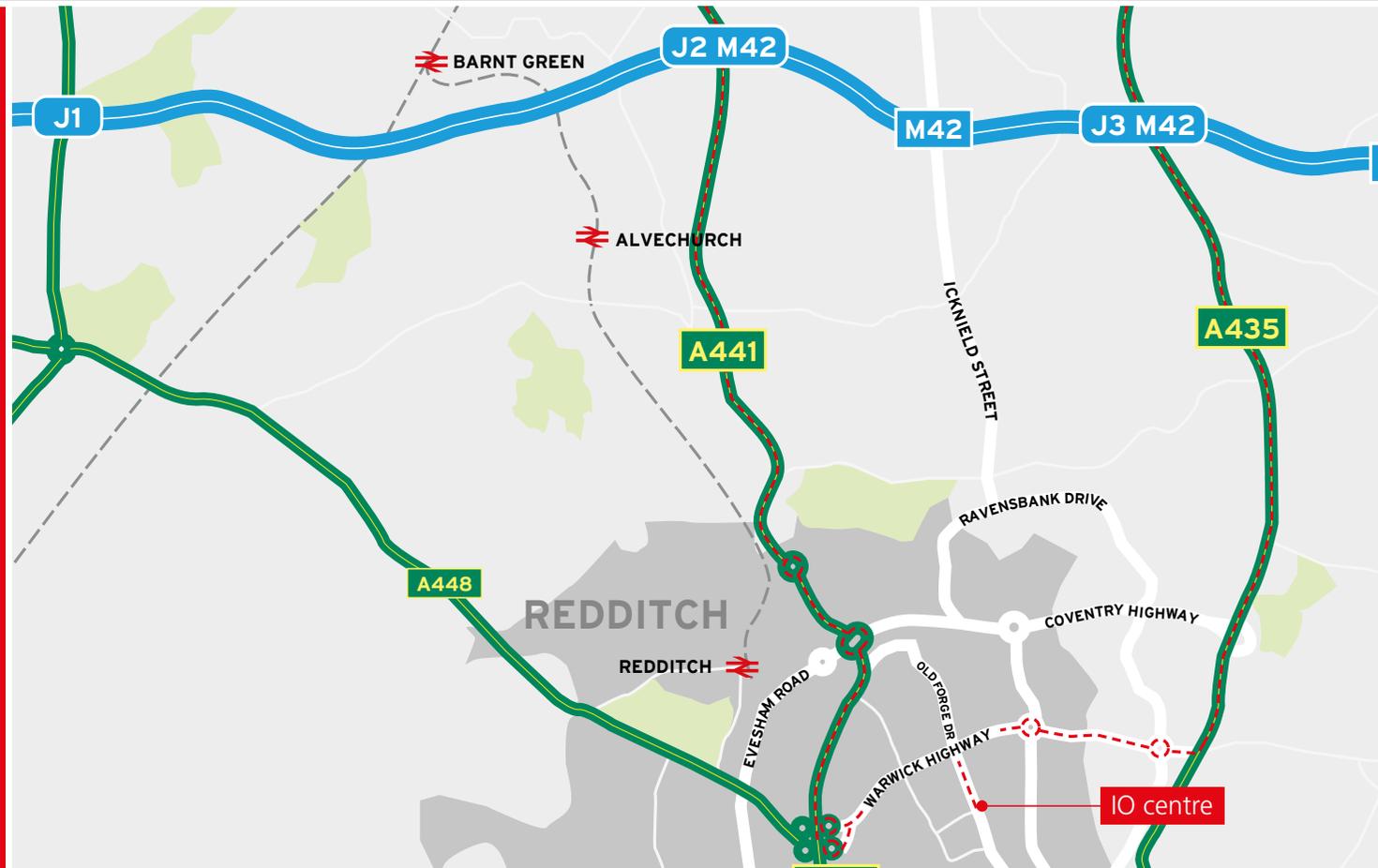
To Let by way of a Full Repairing and Insuring Lease for a term to be agreed.

LEGAL FEES

Each party to bear their own fees.

RENT

On application from the agents.



FURTHER INFORMATION

For more information and a full proposal, please contact:



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