



## Modern Industrial Warehouse Unit 8,989 sq ft (835 sq m) **TO LET**

- To be refurbished
- Ground & 1st floor offices
- 2,788 sq ft of additional mezzanine space
- 20 metre yard
- Secure yard
- 14 car parking spaces
- 2 level access loading doors
- Internal eaves height of 7.3m
- EPC B

**NEARBY OCCUPIERS**

EST 1979  
BAYLIS & HARDING  
ENGLAND

**YUSHIN**

AVICENNA SURGICAL

Avon



LOUNGE



PILKINGTON

# REDDITCH

# unit 2

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Indicative image



Indicative image



unit 2

## ACCOMMODATION

UNIT 2	SQ FT	SQ M
Warehouse	6,762	628
Ground Floor Office	724	67
First Floor Office	1,503	140
<b>TOTAL GIA</b>	<b>8,989</b>	<b>835</b>
<i>Additional Mezzanine</i>	<i>2,788</i>	<i>259</i>

## SPECIFICATION



TWO STOREY OFFICES



7.3M EAVES HEIGHT



2 LEVEL ACCESS LOADING DOORS



14 CAR PARKING SPACES



20M YARD DEPTH



LED LIGHTING THROUGHOUT



POWER SUPPLY



SECURE ESTATE



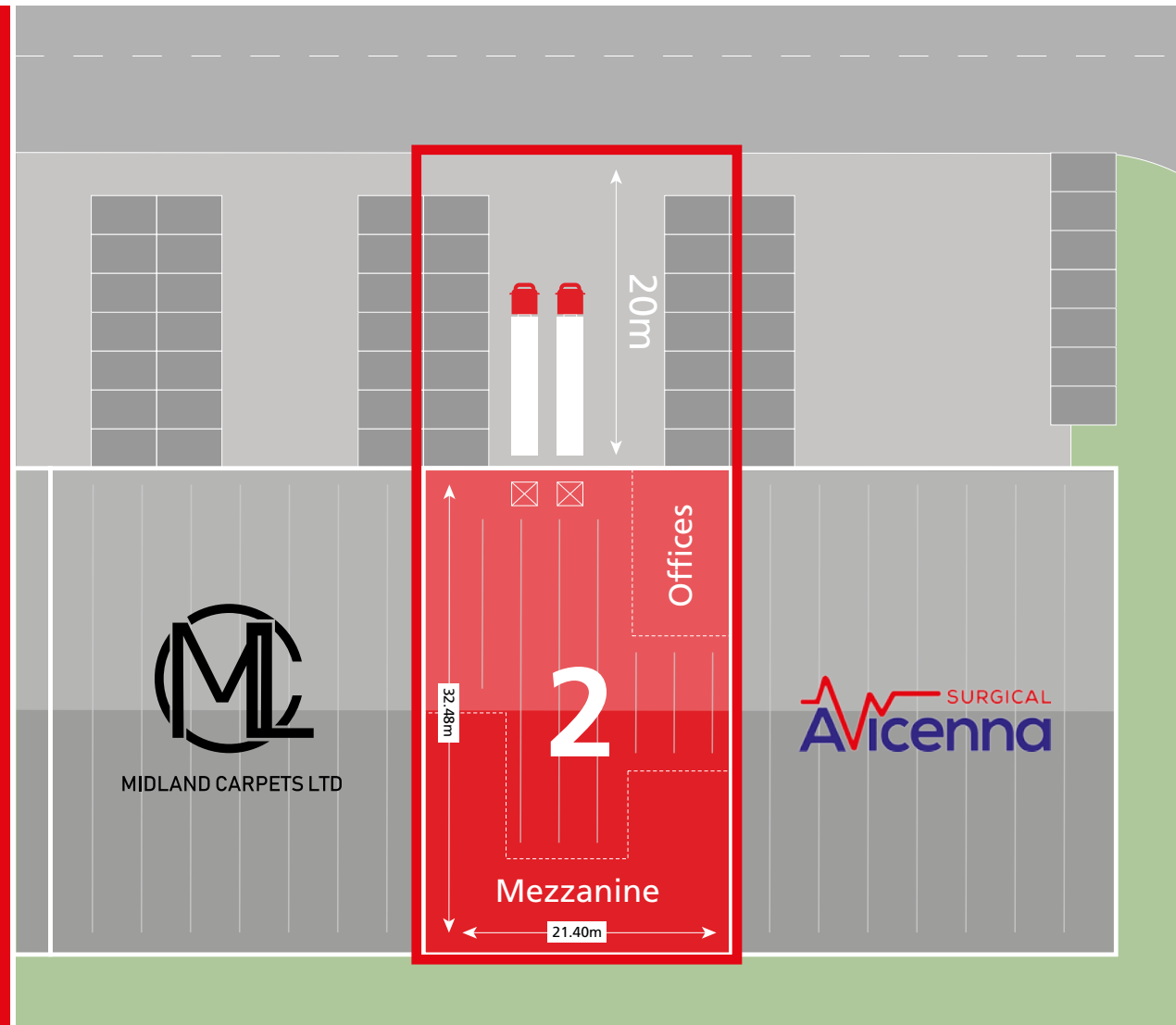
EXCELLENT MOTORWAY LINKS



2788 SQ FT MEZZANINE SPACE



OFFICE KITCHENETTE

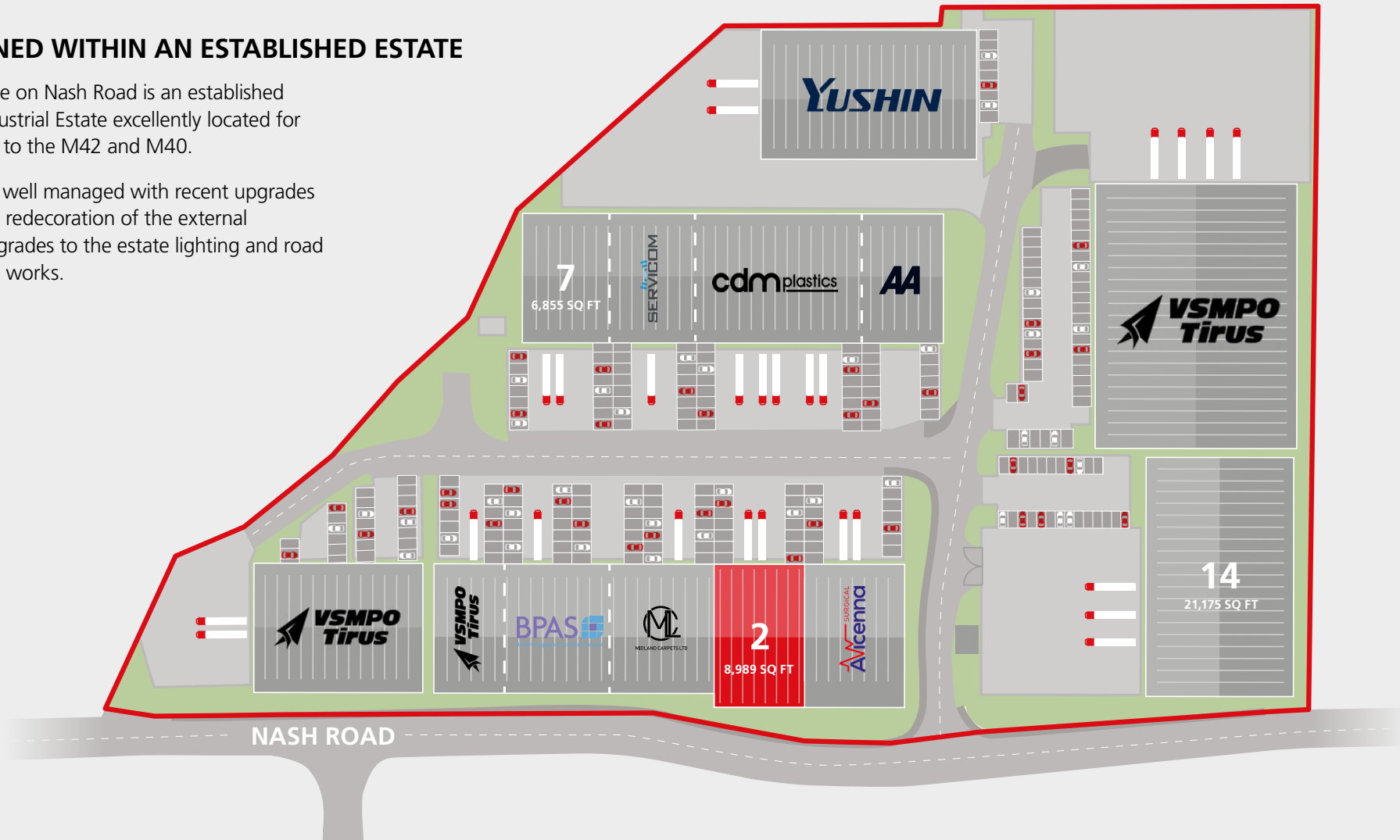


# REDDITCH

## 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

# unit 2

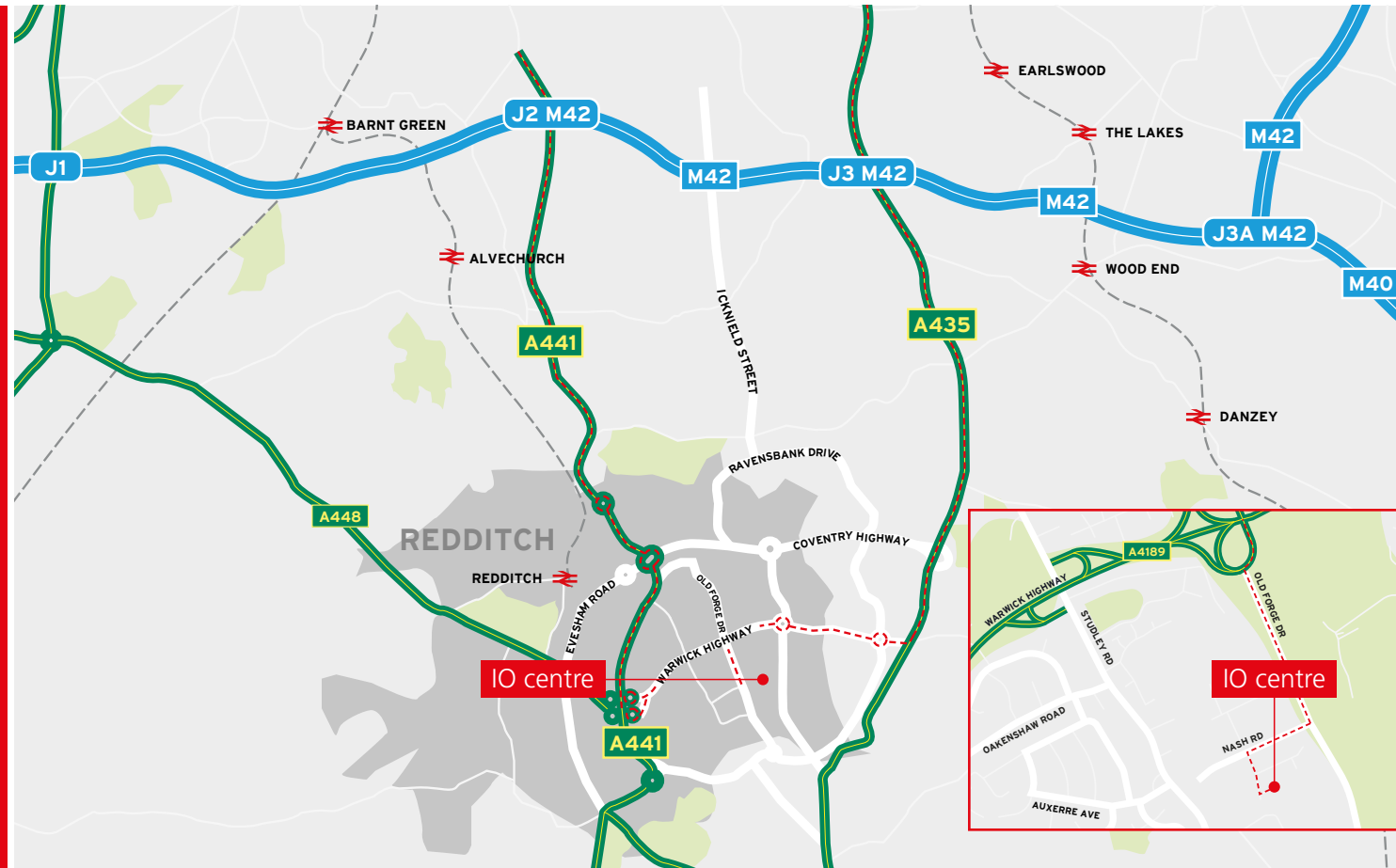
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## LOCATION

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 B.

## 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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