



## Modern High Bay Industrial Warehouse 5,396 sq ft (501 sq m) **TO LET**

- Integral two storey offices
- Heating & lighting throughout
- Secure fenced & gated estate
- Excellent car parking & forecourt loading
- 8.2m height to eaves
- 1 level access loading door

NEARBY OCCUPIERS



# REDDITCH

# unit 3

IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS

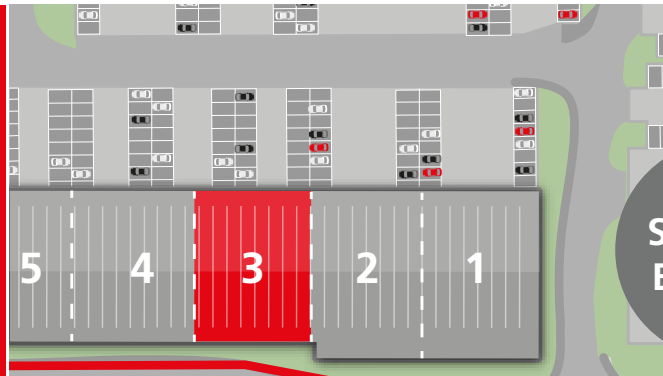
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## LOCATION

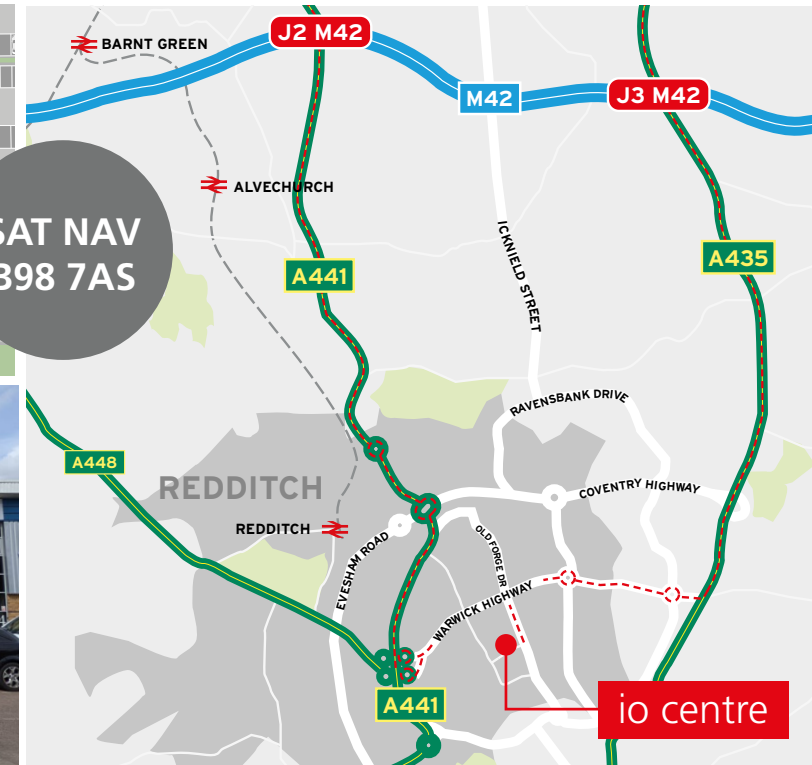
The iO Centre is a development of 10 high quality factory/warehouses, conveniently located at Park Farm, one of Redditch's premier industrial areas. The property benefits from excellent road communications with Junction 3 of the M42 approximately seven miles to the north, which gives access to the M40, M5 and M6.

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	4,634	430.5
Office	762	70.8
<b>TOTAL GIA</b>	<b>5,396</b>	<b>501.3</b>



SAT NAV  
B98 7AS



8.2M EAVES  
HEIGHT



TWO STOREY  
OFFICES



C.20M DEEP  
YARD



1 LEVEL ACCESS  
DOOR



14 CAR  
PARKING SPACES



SECURE  
ESTATE



HEATING & LIGHTING  
THROUGHOUT



EXCELLENT  
MOTORWAY LINKS



PREMIER INDUSTRIAL  
ESTATE

## 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 all enquiries please contact the joint agents:



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