

## New Prime Business Park Development Unit 2 56,680 Sq Ft **TO LET**

- Detached and secure industrial / distribution warehouse units
- 6 miles to M42 J2 and M42 J3
- Dock level & level access loading doors
- 10m clear eaves
- 45m yard depth
- 50kN/m<sup>2</sup> floor loading
- Extensive car and trailer parking
- Dedicated electric vehicle charging provision
- BREEM "Very Good"

Local occupiers include:



# REDDITCH

# velocity 42

OLD FORGE DRIVE ■ REDDITCH ■ B98 7HN



Employment catchment of 6 million people



Skilled workforce - 42% employed in transport, storage and manufacturing



The hourly pay is approximately 18% lower than the West Midlands and UK average

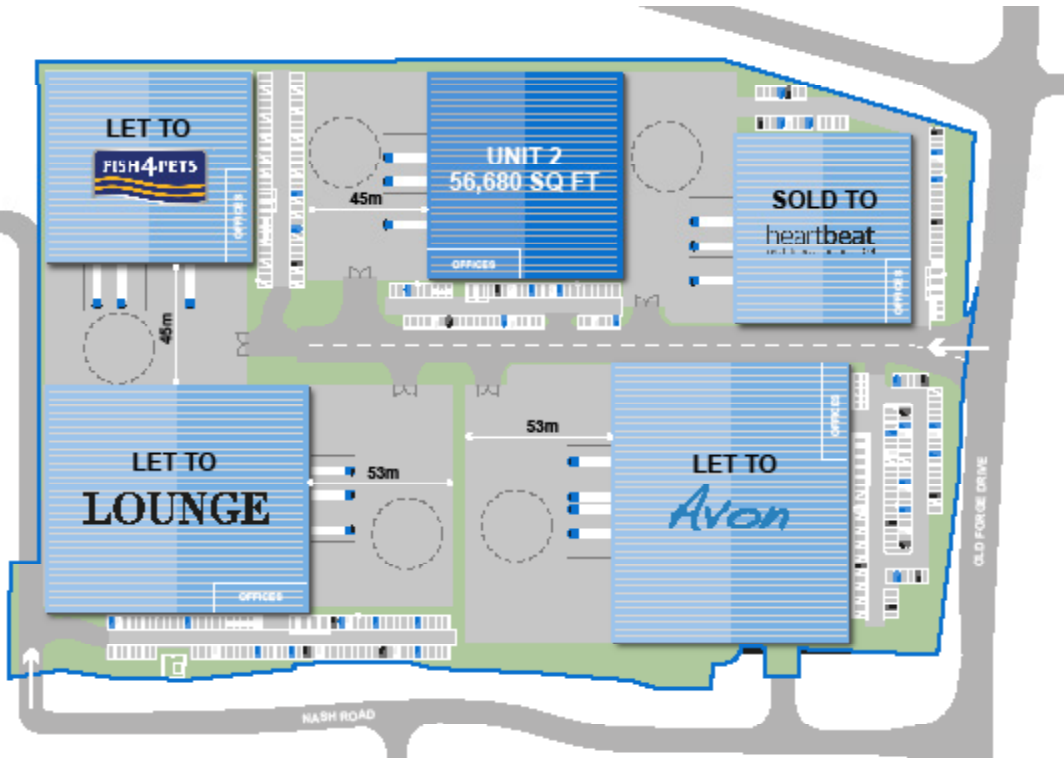


Working age population of 53,100



Skill levels in Redditch are also rising as a result of the North Worcestershire Employment and Skills Board (ESB)

# REDDITCH



**Velocity 42** provides five brand new highly specified detached and secure industrial/warehouse units from 56,680 sq ft – 81,874 sq ft with planning consent for E(g), B2 and B8 Uses. Strategically located within one of Redditch's key industrial hubs, the Park Farm Industrial Estate.

**ACCOMMODATION**

UNIT 2	Sq Ft	Sq M
Warehouse	53,889	5,006
First Floor Offices	2,791	259
<b>Total</b>	<b>56,680</b>	<b>5,265</b>
UNIT 3	Sq Ft	Sq M
Warehouse	57,259	5,050
First Floor Offices	260	260
<b>Total</b>	<b>57,153</b>	<b>5,310</b>
UNIT 4	Sq Ft	Sq M
Warehouse	72,030	7,249
First Floor Offices	357	357
<b>Total</b>	<b>81,874</b>	<b>7,606</b>

Car Parking Spaces: 60  
Dock Level Doors: 4  
Level Access Doors: 2  
Eaves Height: 10m

Car Parking Spaces: 60  
Dock Level Doors: 4  
Level Access Doors: 2  
Eaves Height: 10m

Car Parking Spaces: 86  
Dock Level Doors: 6  
Level Access Doors: 2  
Eaves Height: 12.5m

\*Power upgrades are available



10m eaves



Extensive car and trailer parking provision



Secure fenced yards



45m yard depth



High quality first floor offices



50kN/m² floor loading



5 MVA power supply on-site



Electric vehicle charging



Excellent local bus service



Dock level and level access doors

# velocity 42

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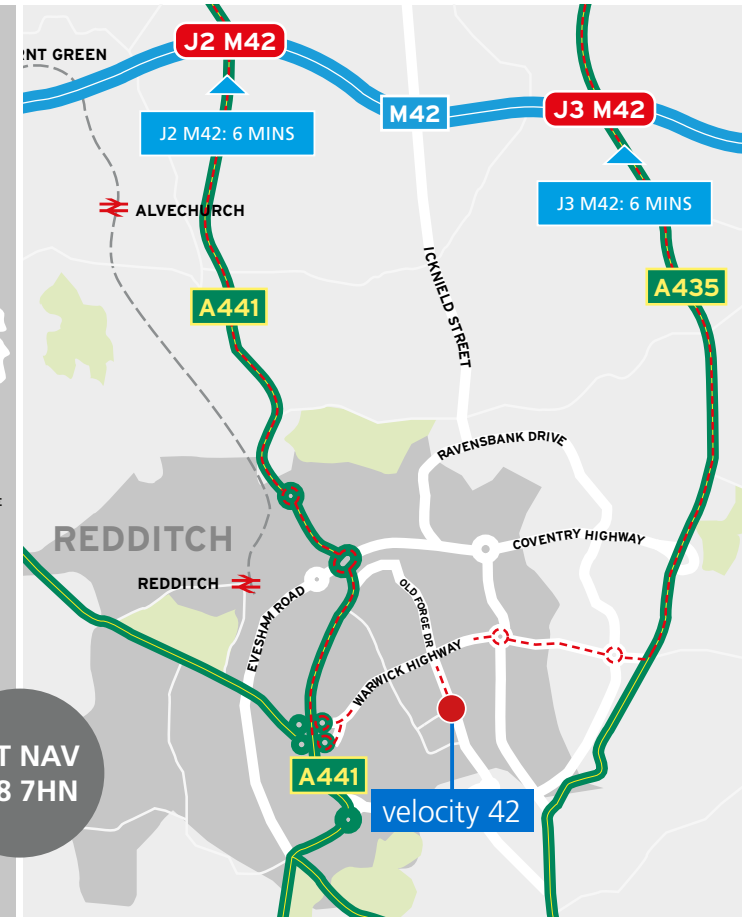
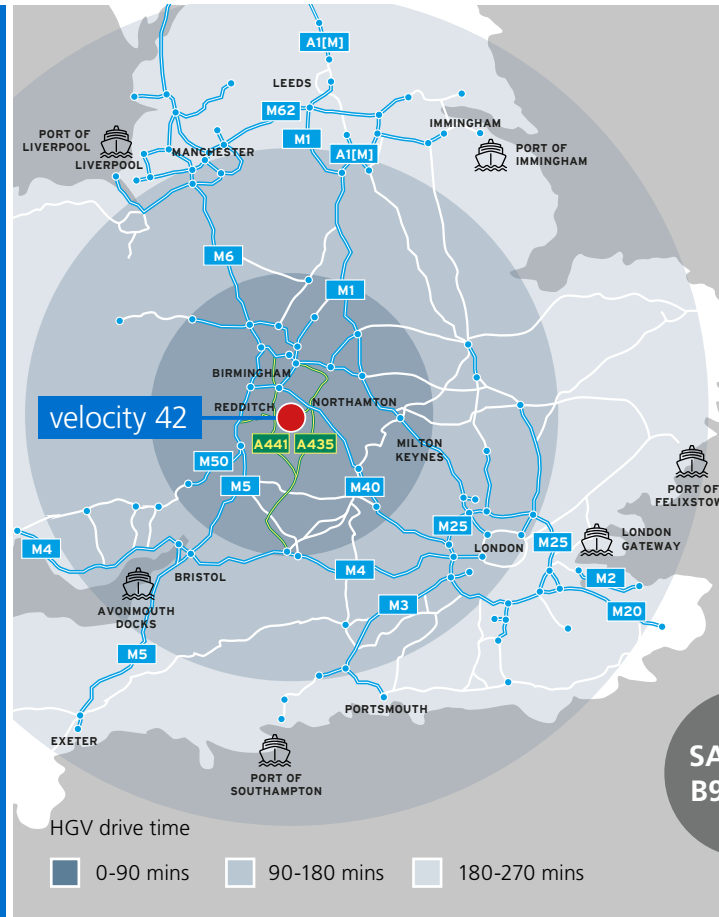
## LOCATION

Redditch is located approximately 18 miles south of Birmingham City Centre, 27 miles west of Coventry and 76 miles north of J16 of the M25. It is only four miles south of junctions 2 and 3 of the M42 motorway (via the A441 and A435) and five miles south-west of junction 3A (which connects to the M40).

Redditch has an excellent logistics network that links to the M5 and M6, forming the orbital motorway network around Birmingham, as well as easy access to the South West, South East and London, allowing local occupiers to service 87% of the UK mainland within a day return journey.

## COMMUNICATIONS

M42 J2	6 miles	10 mins
M42 J3	6 miles	10 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



## TERMS

The properties are available on a leasehold basis with terms available upon application.

## PLANNING

Planning consent for E(g)/B2/B8 uses.

## FURTHER INFORMATION

For further information contact the joint letting agents.



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