

TO LET

**REFURBISHED INDUSTRIAL LOGISTICS UNIT
AVAILABLE OCTOBER 2026**

UNIT 4

VELOCITY⁴²
REDDITCH

81,874 SQ FT

**OLD FORGE DRIVE
REDDITCH, B98 7HN**

WHERE BUSINESS GAINS VELOCITY

VELOCITY⁴²
REDDITCH



SIRIUS
ENGINEERING LTD

Avon



hb.

AYBL

EST. 1970
BAYLIS &
HARDING
ENGLAND

**UNIT 4
TO LET**

M&M
TURNED PARTS LTD



PILKINGTON













OLD FORGE DRIVE

TOWARDS A441

M42, JUNCTION 2 VIA
OLD FORGE DRIVE (A4189)
BIRMINGHAM ROAD (A441)
16 MINS - 7.6 MILES

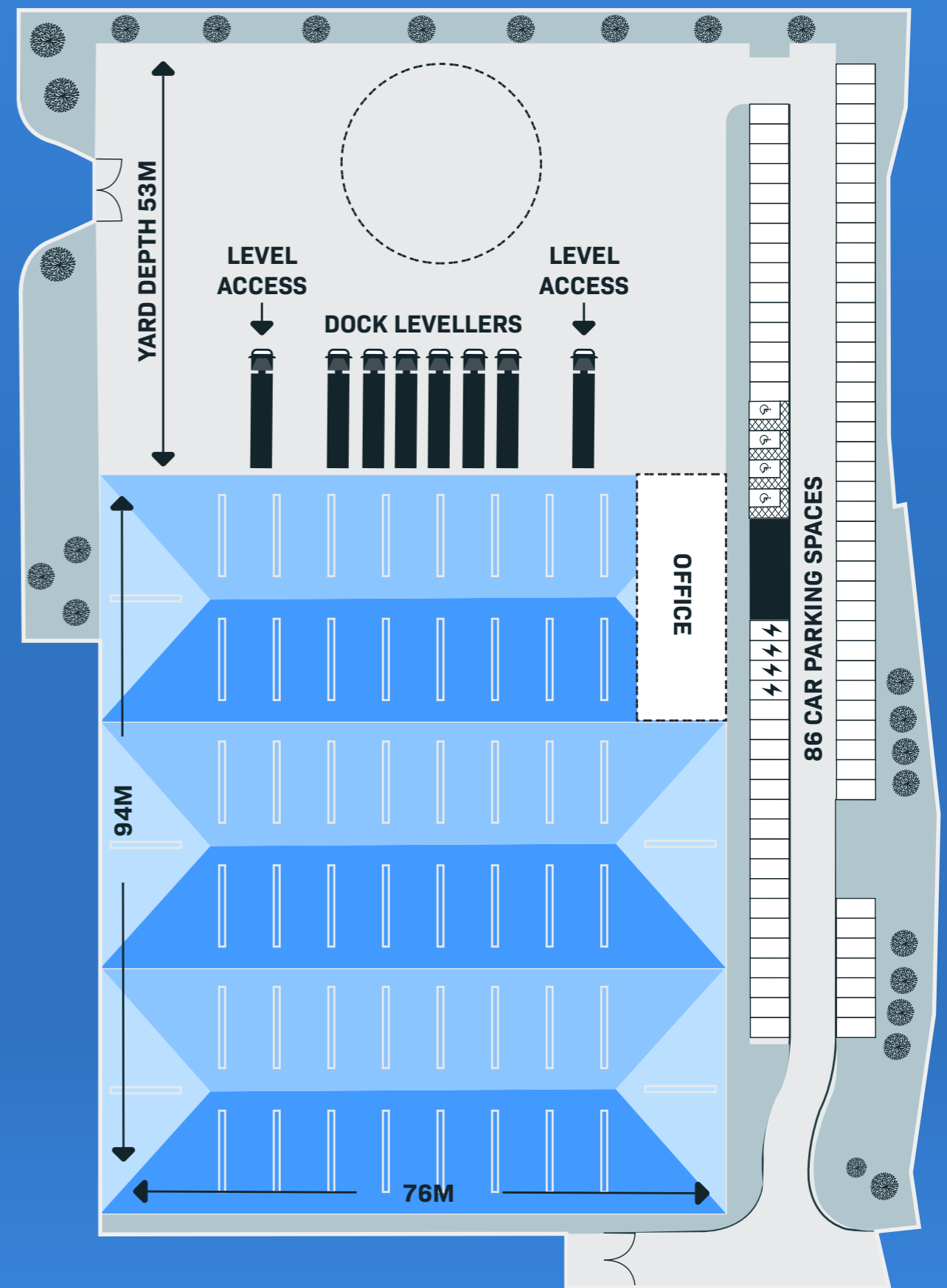
ACCELERATE YOUR OPERATION

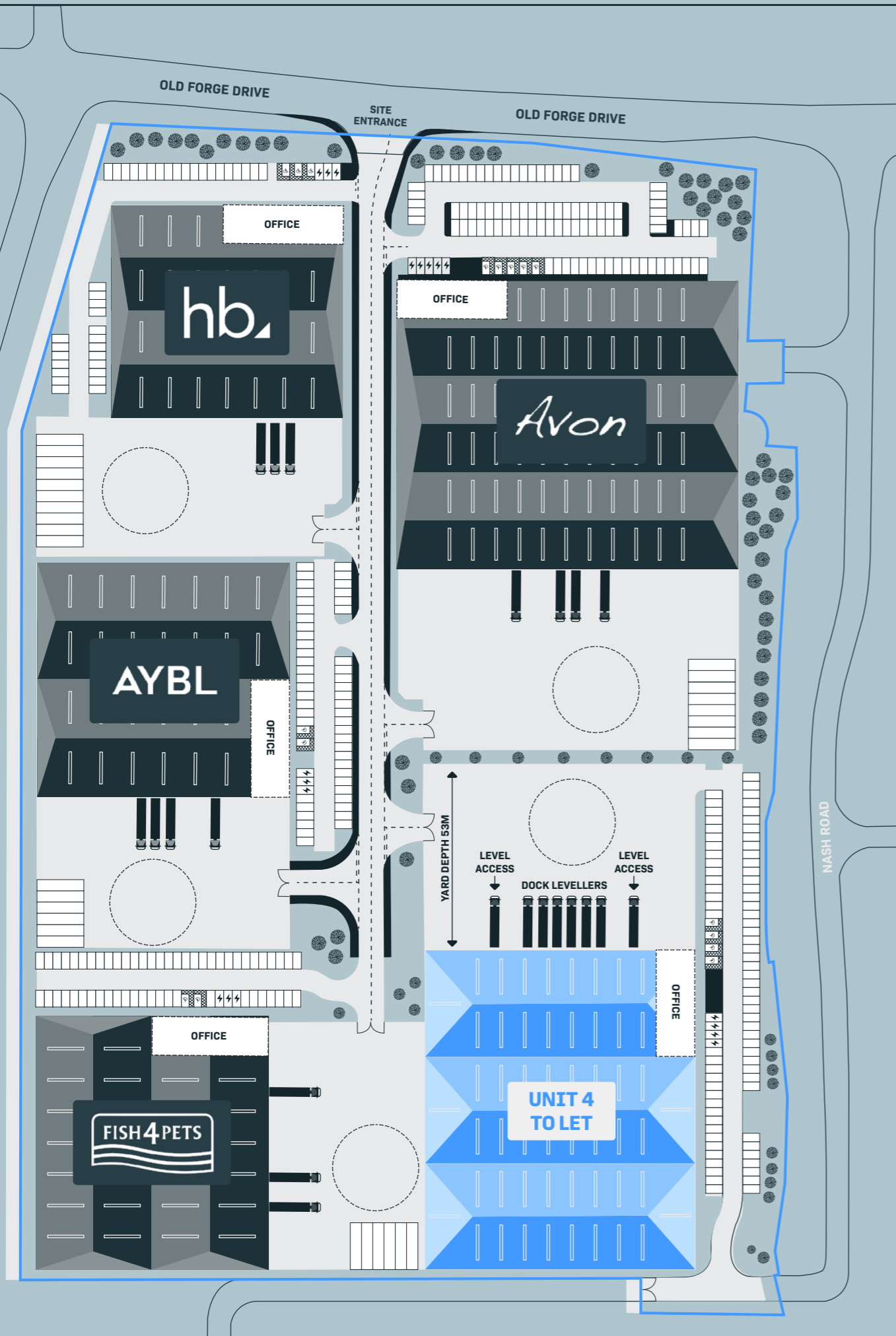
Designed to a Grade A specification that supports operational efficiencies, **VELOCITY 42** provides high-quality warehouse and office accommodation tailored to modern occupier requirements. Every element has been carefully considered to maximise operational flexibility, enhance workflow and drive long-term business success.

-  **12.5M MINIMUM EAVES HEIGHT**
-  **53M SECURE SERVICE YARD**
-  **6 DOCK LEVELLERS**
-  **86 CAR PARKING SPACES**
-  **2 LEVEL ACCESS DOORS**
-  **FIRST FLOOR OFFICE SPACE**
-  **50kN/SQ M FLOOR LOADING**
-  **INDICATIVE PALLET POSITIONS
7,300 - WIDE AISLE
11,600 - VNA**
-  **LED LIGHTING IN WAREHOUSE**
-  **TOILET FACILITIES**
-  **BREEAM RATING 'VERY GOOD'**
-  **EPC - BAND A**

A TOTAL OF 81,874 SQ FT (7,606.35 SQ M) OF HIGH-SPECIFICATION ACCOMMODATION, COMPRISING WAREHOUSE AND FIRST-FLOOR OFFICE SPACE

WAREHOUSE	78,030 SQ FT	7249.2 SQ M
OFFICE	3,844 SQ FT	357.15 SQ M
TOTAL (GIA)	81,874 SQ FT	7,606.35 SQ M





VELOCITY₄₂

REDDITCH



SERVICE CHARGE

A service charge is payable for the communal areas.

LEGAL COSTS

Each party is to bear their own legal costs in respect of any transaction.

RATEABLE VALUE (RV)

£560,000 as of April 2026.
Rates payable £284,480 (26/27)

TERMS

The property is available on a leasehold basis. Rent on application.

VAT

Will be due on all Rent & Service Charge payments.

ANTI-MONEY LAUNDERING

A new Tenant will be required to share information as required by AML UK legislation.

To find out more please contact joint sole agents:



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