

unit 2

IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS ■ ///TUMMY.BONDS.OLIVE

CANMOOR



Modern Industrial Warehouse Unit 7,965 sq ft (740 sq m) **TO LET**

- Fully refurbished
- First floor offices
- Excellent motorway links
- 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

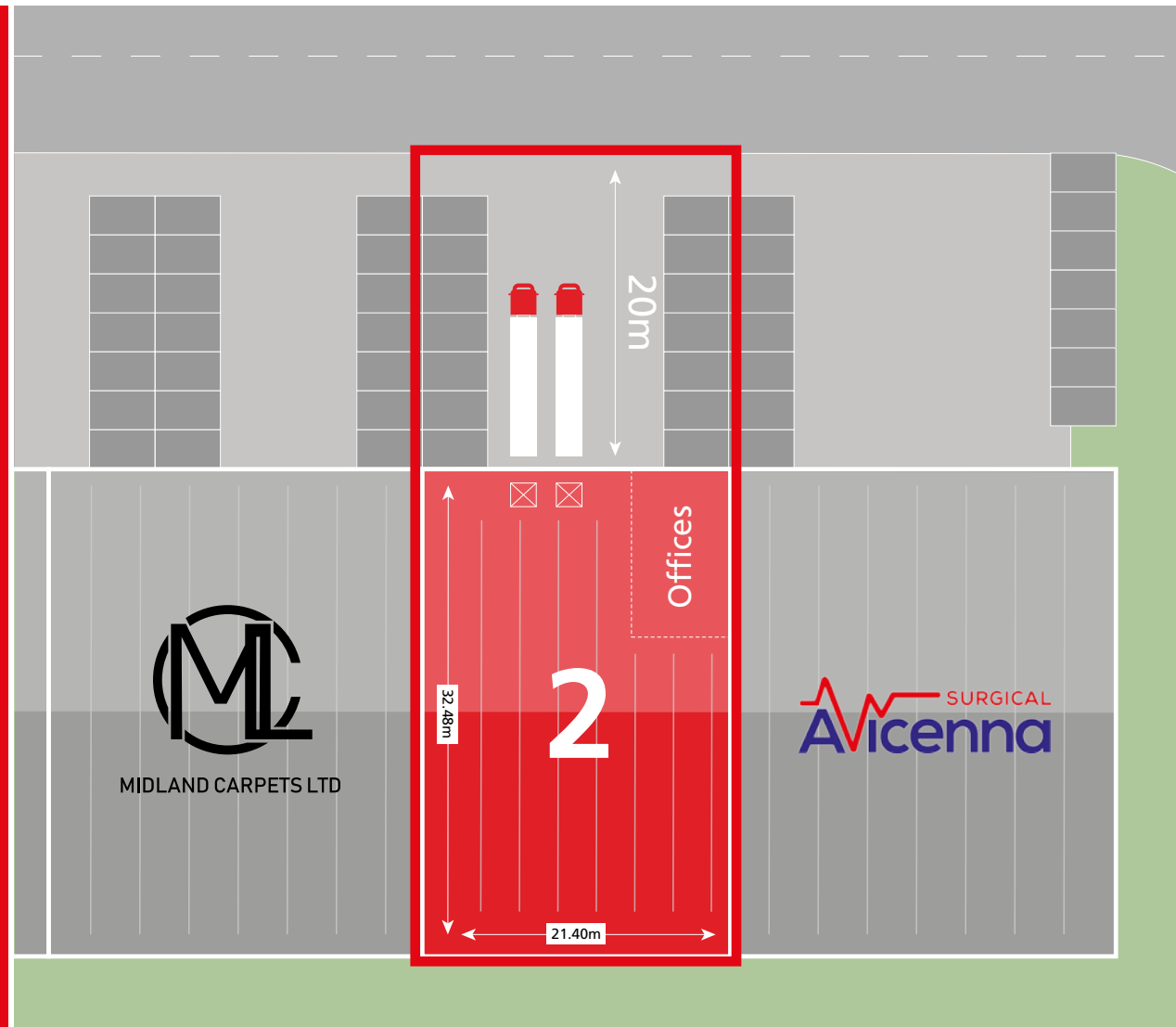
IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS ■ [///TUMMY.BONDS.OLIVE](http://TUMMY.BONDS.OLIVE)



ACCOMMODATION

UNIT 2	SQ FT	SQ M
Warehouse	7,548	701
First Floor Office	417	39
TOTAL GIA	7,965	740

SPECIFICATION

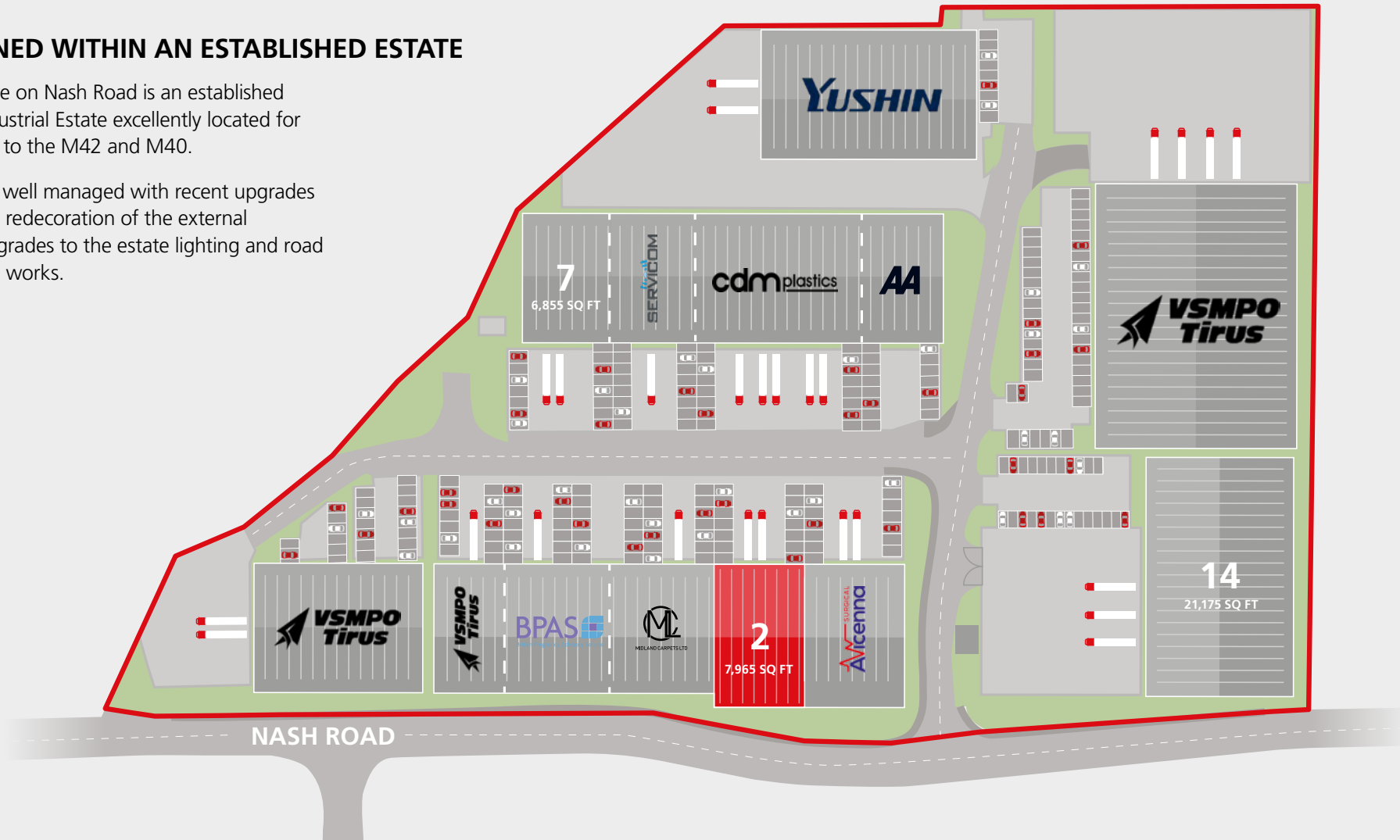
FIRST FLOOR
OFFICES7.3M EAVES
HEIGHT2 LEVEL ACCESS
LOADING DOORS14 CAR
PARKING SPACES20M YARD
DEPTHLED LIGHTING
THROUGHOUT175 KVA
POWER SUPPLYSECURE
ESTATEEXCELLENT
MOTORWAY LINKSOFFICE
KITCHENETTE

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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CANMOOR

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

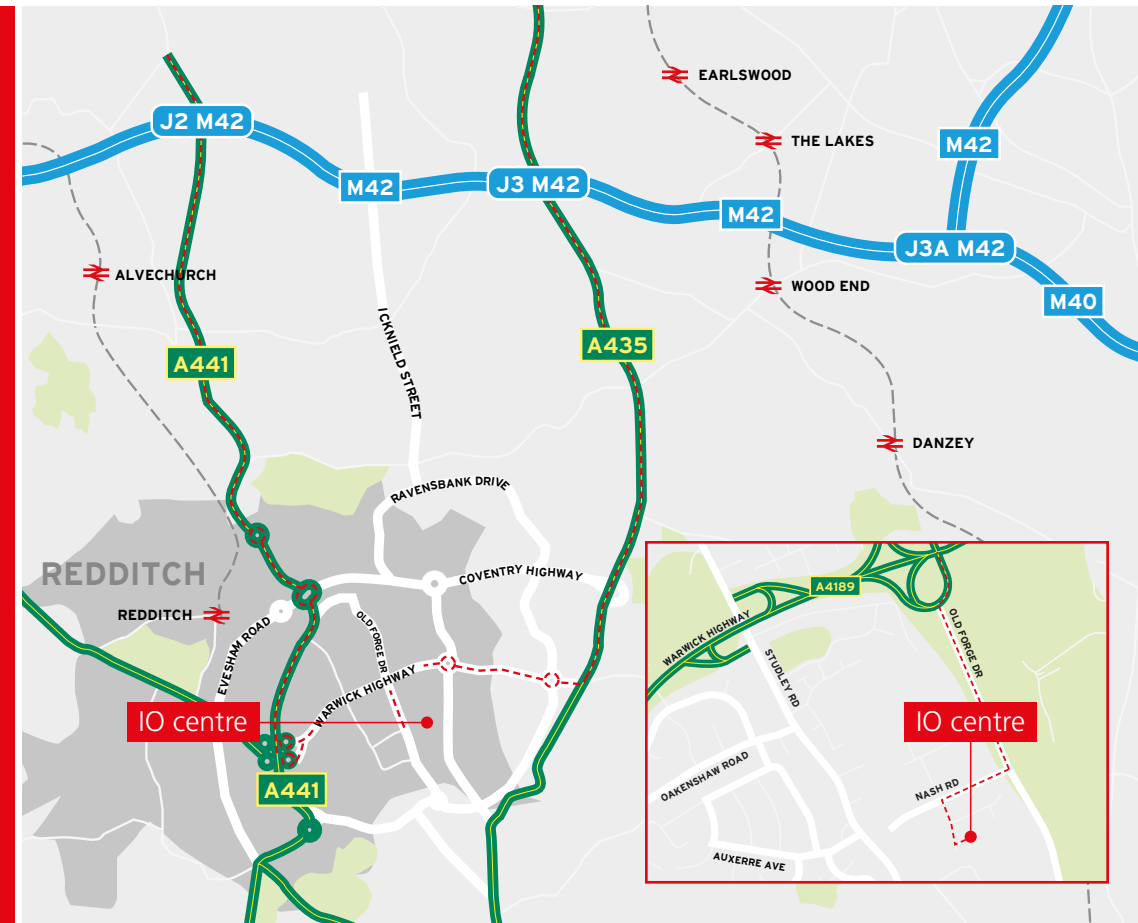
To Let by way of a Full Repairing and Insuring Lease for a term to be agreed.

RENT

On application from the agents.

LEGAL FEES

Each party to bear their own fees.



JOHN TRUSLOVE
Chartered Surveyors & Valuers
TEL 01527 584242
www.johntruslove.com

Ian Parker
07977 008 815
ian@truslove.co.uk

Ben Truslove
07791 371 032
ben@truslove.co.uk

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
www.harrislamb.com

Neil Slade
07766 470 384
neil.slade@harrislamb.com

Ashley Brown
07887 503 851
ashley.brown@harrislamb.com

Lauren Allcoat-Hatton
07586 632 441
lauren.allcoat-hatton@harrislamb.com