

FOR SALE

/// angle.cook.jams

APPROX. 3.8 ACRES EXPANSION LAND

HIGH QUALITY HEADQUARTERS INDUSTRIAL BUILDING WITH ADDITIONAL EXPANSION LAND OF APPROX. 3.8 ACRES, STP

# ACANTHUS ROAD

Ravensbank Business Park | Redditch | B98 9EX

**JOHN TRUSLOVE**  
Chartered Surveyors & Valuers

**CBRE**



# ACANTHUS ROAD

Ravensbank Business Park | Redditch | B98 9EX

## DESCRIPTION

The property comprises a self-contained, high quality 'Headquarters' Industrial building with additional 3.8 acre parcel of land. Internally, the building presents very well including good quality offices which have recently been refurbished.

There are two vehicle access points from Acanthus Road and Ravensbank Drive which also provides separate access to the expansion land. The property provides a superb opportunity to acquire a self-contained freehold industrial building with expansion / development land (Subject to Planning) and will be of interest to Owner Occupiers, Investors and Developers.

## SPECIFICATION



Total site approx. 13.76 acres incl approx. 3.8 acres expansion land with independent access.



9m - 11m eaves height.



2 x loading yards of Approx. 50m and 27m.



163 car parking spaces.



24 cranes installed within the building.



5 x roller shutter doors.



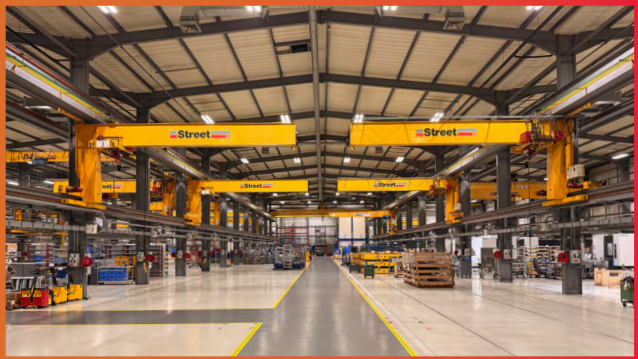
Recently refurbished offices.



410kW solar PV system.



325 kVA power supply with potential to increase.



# ACANTHUS ROAD

Ravensbank Business Park | Redditch | B98 9EX

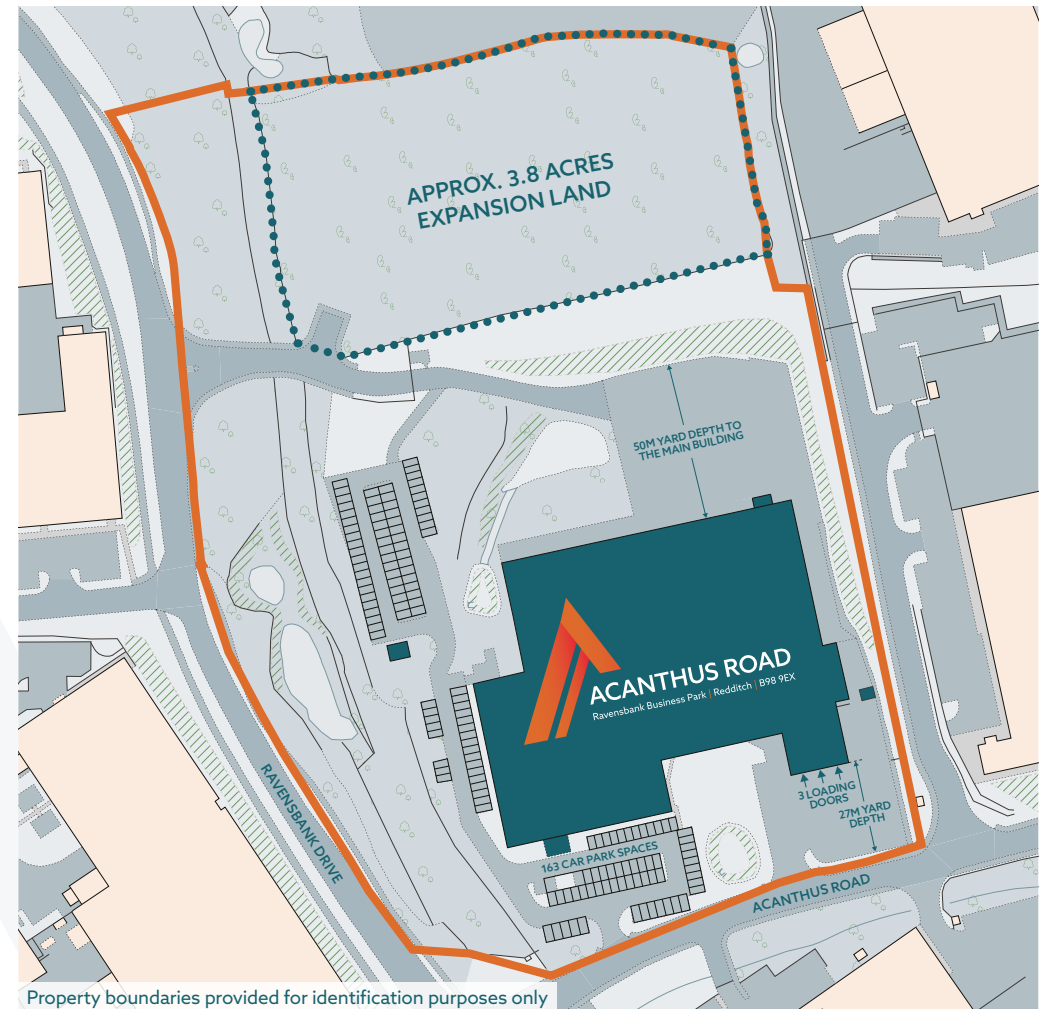
## PLANNING

The adjacent expansion / development land previously had planning consent (ref B/2005/0351) for the Erection of General Industrial B2 production unit, of 55,000 sq ft car park and service area. This was extended in 2010 and we understand the consent has now expired. Interested parties should rely on their own enquiries.

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	79,749 sq ft	7,412 sq m
Offices	15,570 sq ft	1,447 sq m
<b>TOTAL</b>	<b>95,319 sq ft</b>	<b>8,859 sq m</b>

(excluding mezzanine floor of 1,395 sq ft).  
We have relied on the floor areas provided to us.

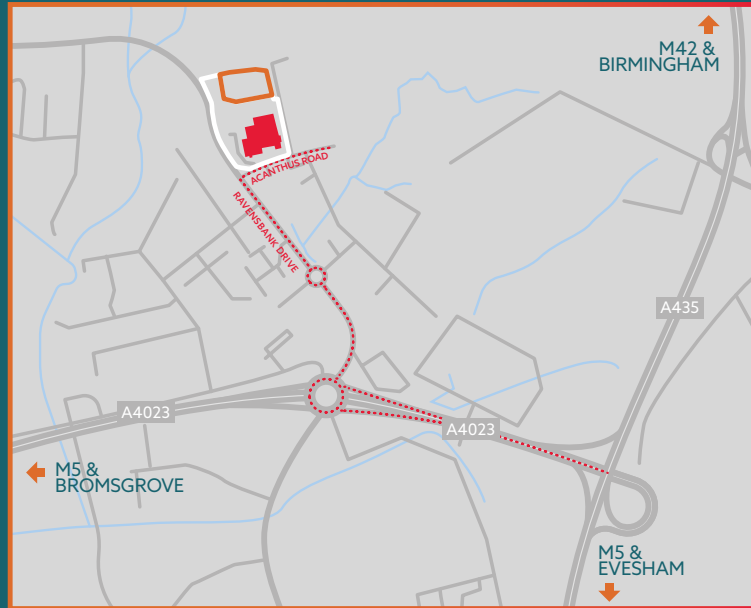


FOR SALE

# LOCATION

The property is located in Redditch, approximately 15 miles south of Birmingham and 25 miles northeast of Worcester. The regions motorway network is accessed via J2 and J3 of the M42, approximately 5 miles to the north providing swift connections to the M5, M6 and M40 motorways.

The property is situated on Ravensbank Business Park, an established and very popular industrial location.



# RATEABLE VALUE

We understand the current Rateable Value for the property is £540,000. Interested parties should rely on their own enquiries.

# TERMS

Unconditional offers are invited for the property. Our clients may also consider offers in isolation for the expansion land. A Data Room is available – please contact the agents for access.

# CONTACTS

**Peter Monks**  
M 07766 504 989  
E peter.monks@cbre.com

**Luke Thacker**  
M 07733 308 558  
E luke.thacker@cbre.com

**Nick Barnes**  
M 07880 305 942  
E nick.barnes@cbre.com

**Ben Truslove**  
M 07791 371 032  
E ben@truslove.co.uk

**Ian Parker**  
M 07977 008 815  
E ian@truslove.co.uk

**James Haynes**  
M 07534 005 207  
E james@truslove.co.uk



**CBRE**

0121 616 5555

www.cbre.co.uk

**JOHN TRUSLOVE**  
Chartered Surveyors & Valuers

01527 584242

www.johntruslove.com

CBRE for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of CBRE or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) CBRE cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of CBRE (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of CBRE, its employees or servants, CBRE will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently, March 2026. Designed and produced by Creativeworld Tel: 01282 858200.

FOR SALE