

# unit 14

IO CENTRE ■ PARK FARM ■ REDDITCH ■ B98 7AS ■ ///FARMER.FROST.FILM

CANMOOR



## Modern Refurbished Warehouse with Gated Yard 21,175 sq ft (1,967 sq m) **TO LET**

- Newly refurbished
- Fitted ground & 1st floor offices
- Refurbished W/Cs
- 35 metre yard
- Secure yard
- 25 car parking spaces
- 3 loading doors
- High power supply of 140 kVA
- EPC A23

NEARBY OCCUPIERS

EST 1976  
BAYLIS & HARDING  
ENGLAND

YUSHIN

AVICENNA SURGICAL

Avon



LOUNGE

PILKINGTON

# REDDITCH



# unit 14

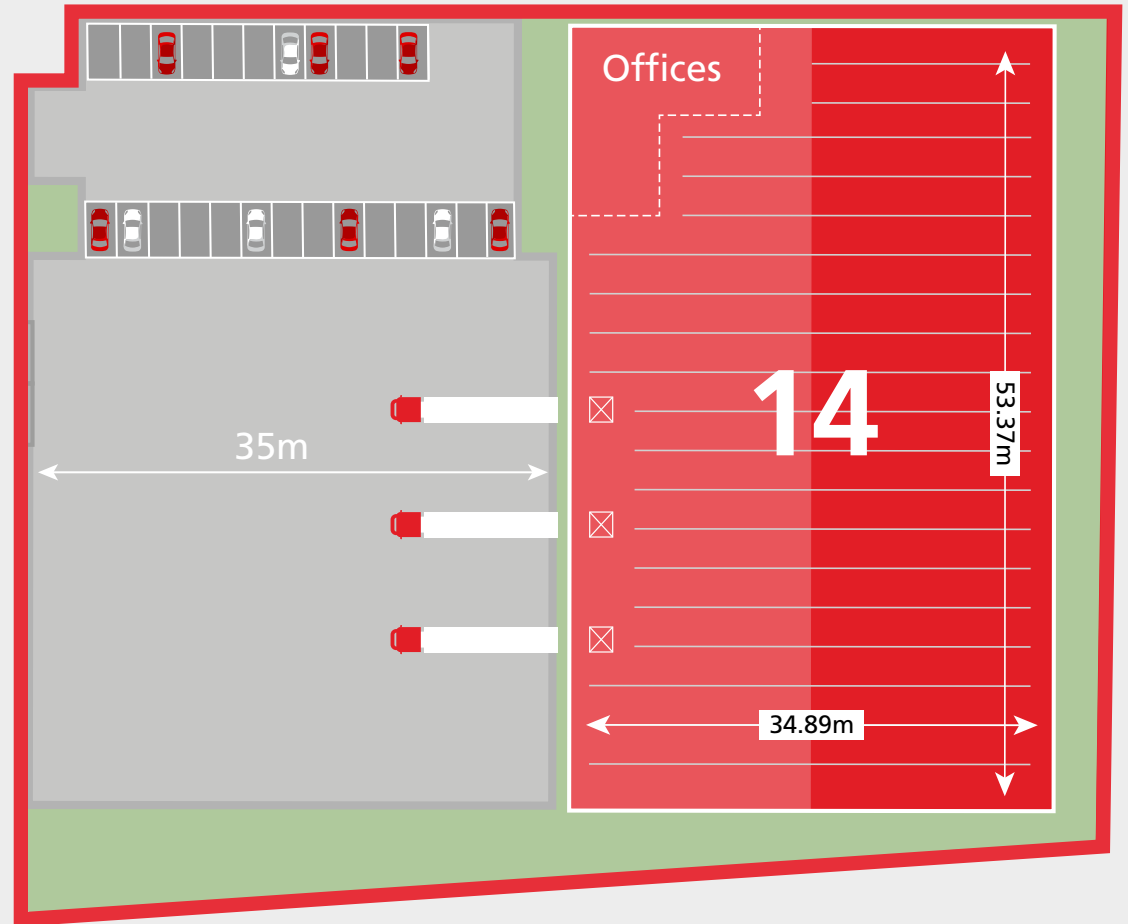
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## ACCOMMODATION

| UNIT 14          | SQ FT         | SQ M         |
|------------------|---------------|--------------|
| Warehouse        | 18,660        | 1,733        |
| Office           | 2,515         | 234          |
| <b>TOTAL GIA</b> | <b>21,175</b> | <b>1,967</b> |

## SPECIFICATION

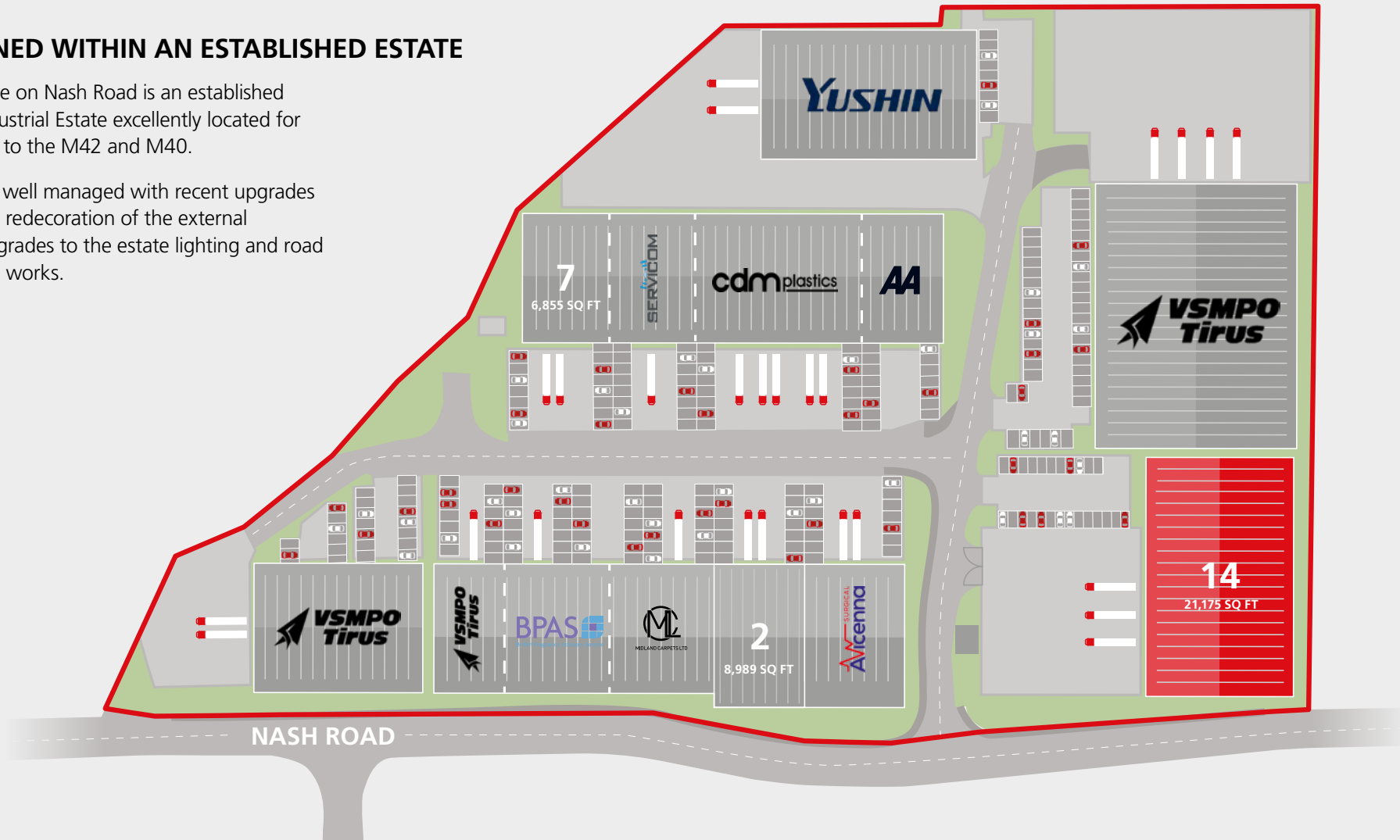
TWO STOREY  
OFFICES9.3M EAVES HEIGHT  
8M TO HAUNCH3 ELECTRIC LEVEL  
LOADING DOORS25 CAR  
PARKING SPACES35M DEEP  
YARDLED LIGHTING  
THROUGHOUT140KVA  
POWER SUPPLYSECURE  
ESTATEEXCELLENT  
MOTORWAY LINKSPALISADE FENCED/  
GATED YARD AREAOFFICE  
KITCHENETTE

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



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## 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 A23.

## TERMS

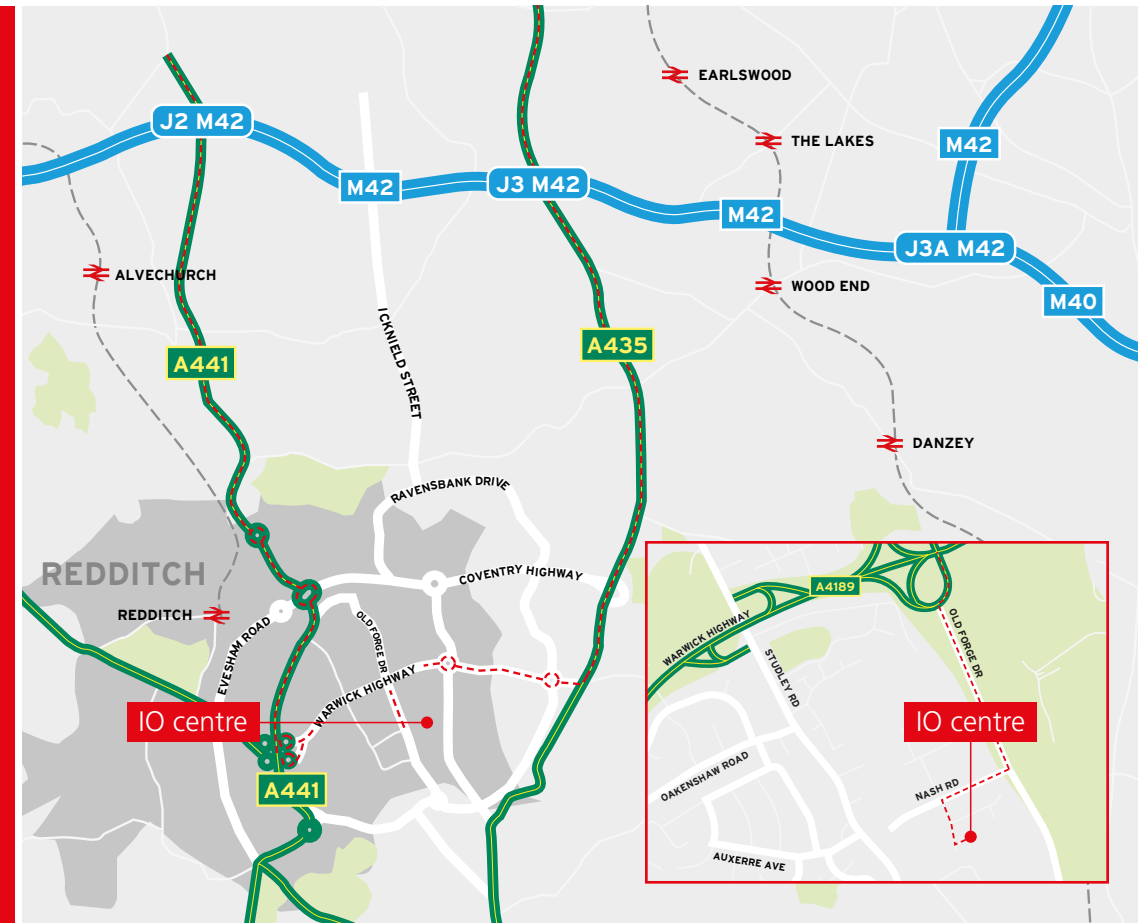
To Let by way of a Full Repairing and Insuring Lease for a term to be agreed.

## RENT

On application from the agents.

## LEGAL FEES

Each party to bear their own fees.



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