

# For Sale / To Let

**Two Modern industrial / distribution units**

**Units 9 & 10 Target Park, Redditch B98 8YN**

**12,429 to 26,573 sq ft**



- M42 Corridor
- Electrical, level access doors
- Loading ramp for dock access
- Racking available
- Option to increase office content
- Generous yard and parking

## Location

Redditch is in the West Midlands, located approximately 14 miles south of Birmingham City Centre and 15 miles west of Coventry. Redditch is a strategic industrial and distribution location with excellent road communications, bounded by the M5 to the west and M40 to the east. As such, Redditch consistently proves popular with high profile occupiers including Halfords, Pilkington Automotive, Edmundson Electrical, Arconic, Baylis & Harding and Calderhead.

## Situation

Target Park is situated in the Lakeside area of Redditch and is one of many dedicated industrial areas within Redditch. The Estate is accessed off Shawbank Road via Holloway Drive, which links directly to Warwick Highway, providing access to both the A441 and A435. Excellent access is therefore provided to both J2 and J3 of the M42 which is approximately 4 miles to the north. Current occupiers in the area include;

- Magnet Trade
- Reynards Ltd
- Johns of Studley
- Rim Logistics
- Weg Motors.

## Description

Target Park was a new speculative development constructed approximately 12 years ago. The scheme was built to an institutional specification for units of this size.

Units 9 and 10 each include the following salient features;

- 7.5m Eaves
- 2 Electric loading doors to each unit
- Gas fired heating
- 3 phase power
- Floor Loading 37.5 kn / m<sup>2</sup>
- FM2 floor design
- Fully racked (Can be removed)
- Office and Reception area
- WC
- Generous Yard with Parking

A loading ramp can be provided with the property to provide dock access. There is also the ability to increase the office content of the unit.

## EPC

The energy performance rating of the units is as follows:

Unit 9: C (55)      Unit 10: C (55)

## Accommodation

Units 9 and 10 are available together or can be let separately.

Description	Sq ft	Sq m
Unit 9	12,429	1,154.69
Unit 10	14,144	1,314.02
<b>Total</b>	<b>26,573</b>	<b>2,468.71</b>

## Environmental

The units were developed to a BREEAM – Excellent rating which provides environmental benefits for the occupier. This includes;

- Enhanced Insulation
- Grey water harvesting
- Spray taps
- Enhanced double glazing
- Designed to exceed air tightness test

## Price / Rent

The unit is available for sale or on new lease terms. Details available upon application.

## Services

We understand water, electricity, gas and mains drainage are available to the premises. Interested parties should check adequacy or otherwise for the proposed use.

## Business Rates

Prospective occupiers are recommended to make their own enquiries to confirm rating figures. We can provide further details on request.

## Service Charge

A service charge is payable for the upkeep and good management of Target Park.

## Viewing

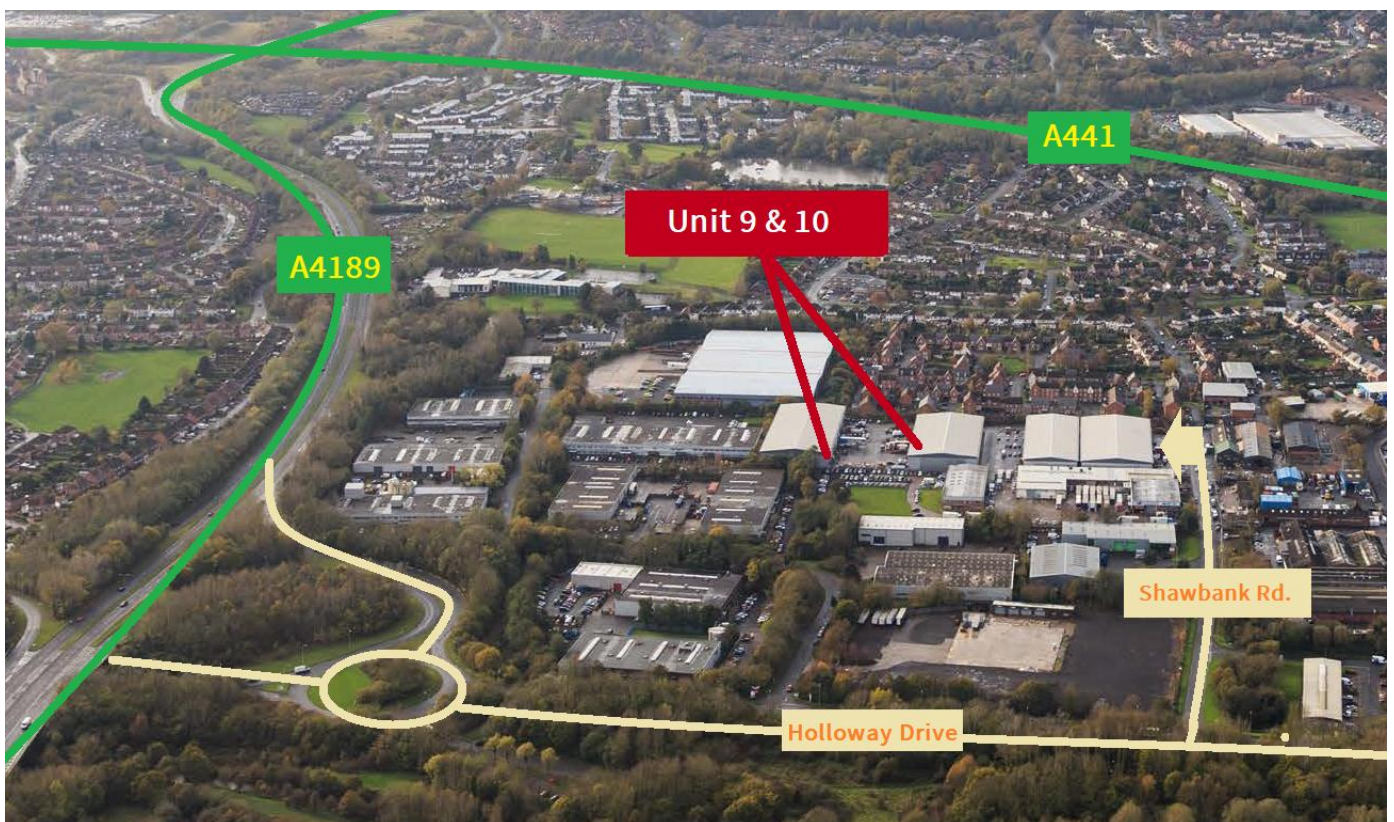
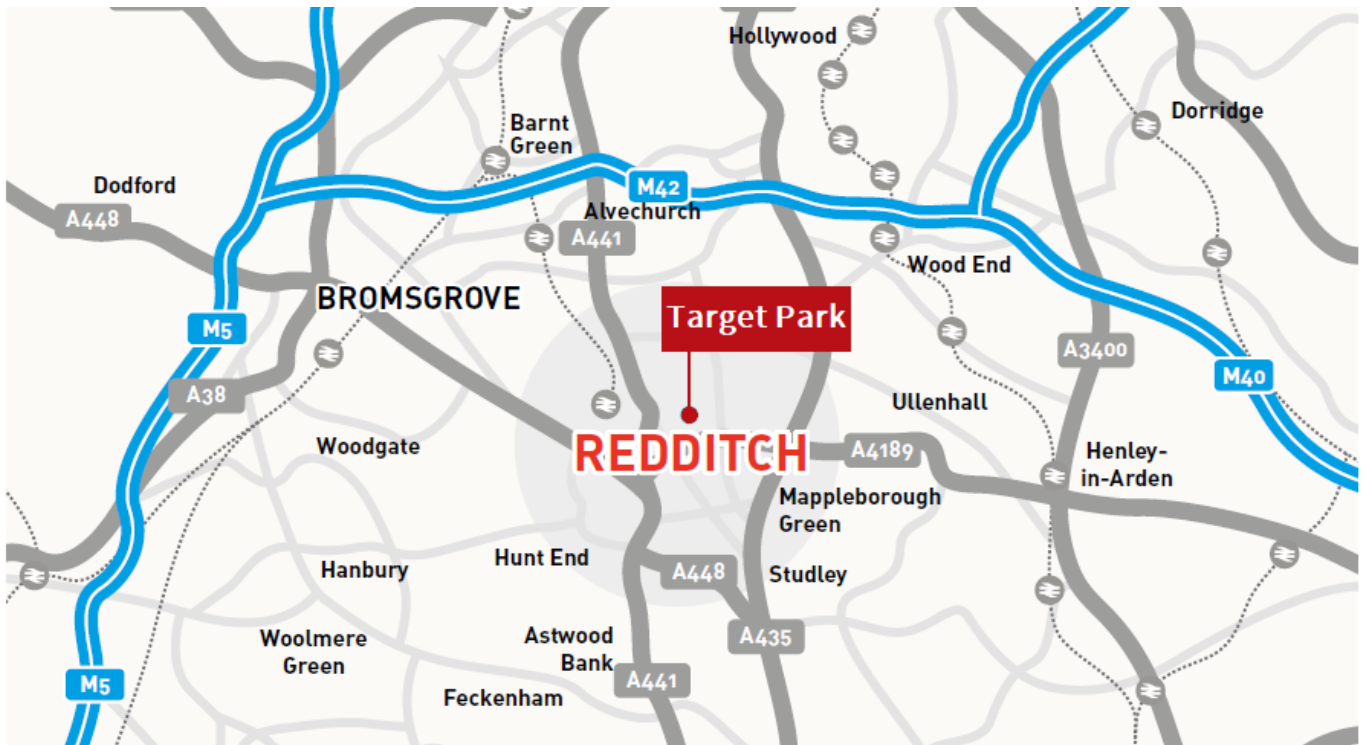
By appointment through the sole agents, JLL. Contact details below:

## Contacts

For further information, please contact:

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