



Unit 1 Velocity Park
Velocity Way, Redditch, B98 7FX

Grade A Industrial Unit

45,446 sq ft
(4,222.07 sq m)

- Detached Unit
- Fenced and Gated Yard
- Dock and Level Loading
- 32'10" (10m) Eaves Height
- Available Q4 2026
- EPC A (17)

Summary

Available Size	45,446 sq ft
Rent	£11.50 per sq ft
Rates Payable	£139,200 per annum
Rateable Value	£290,000
Service Charge	£TBC
VAT	Applicable
EPC Rating	A (17)

Description

The Property comprises a detached industrial unit with integral two-storey office accommodation, built in 2019 to a very high standard. The Property is of steel-portal frame construction with a ridged and pitched insulated profile steel roof incorporating double glazed uPVC roof lights.

The warehouse area benefits from an eaves height of 32'10" (10m). There is a prominent frontage to the junction of Old Forge Drive and Velocity Way with a generous parking provision including EV charging points.

A gated entrance to the rear provides excellent access to the large service yard, with three dock level loading doors and two level loading doors.

The Gross Internal Area (GIA) extends to approximately 45,446sqft (4,224sqm).

Location

The Property sits at the front of Velocity Park, which is accessed from Old Forge Drive via Velocity Way. Old Forge Drive conveniently links to Warwick Highway (A4189) which is approximately half a mile north of the Property.

The Property benefits from excellent road links with Junction 2 of the M42 Motorway being within 5 miles and Birmingham City Centre approximately 15 miles to the north.

Accommodation

The accommodation comprises the following areas:

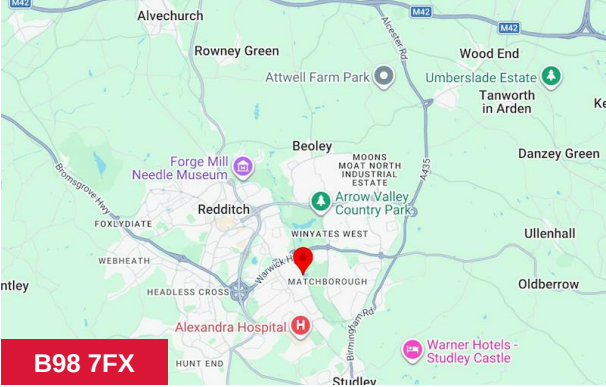
Name	sq ft	sq m	Availability
Ground - Warehouse	42,541	3,952.19	Available
Ground - Reception/Office	736	68.38	Available
1st - Office	2,169	201.51	Available
Total	45,446	4,222.08	

Viewings

Strictly by way of appointment via our office on 01527 584242 or via Steve Jagers and Josh Brown at JLL on 0121 214 9953.

Terms

Available on a new FRI Lease for a term of 5 or more years.



Viewing & Further Information



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