



## **Unit 2 Acanthus Business Park**

Acanthus Road, Redditch, B98 9EX

### **Superb High Specification Warehouse**

**50,443 sq ft  
(4,686.31 sq m)**

- 10m Eaves
- 5 Dock loading doors
- 2 level access loading doors
- 50kn Floor Loading
- Secure gates yard
- Two storey offices
- Large car park
- Potentially Fully Racked
- 5 Mins from M42 (Junction 3)

## Location

Acanthus Park is situated within Ravensbank Business Park which is considered the premier and most accessible estate in Redditch. The park lies within 4 miles of the M42 (J3) via the A4023 and A435 dual carriageways.

Acanthus Park is conveniently located 2 miles from Redditch Town Centre, 4 miles from the M42, 13 miles from Birmingham and 17 miles from the NEC and Birmingham International Airport.

## Description

The property comprises a superb High Specification Lofted Warehouse constructed in 2016. The property is arranged a lofted warehouse benefiting from an eaves height of 10m' 5 Dock loading doors, 2 Level access loading doors, a floor loading of 50kn and 300KVA 3 phase supply and LED lighting.

There is an opportunity to acquire the current tenants racking.

The Unit benefits from a good complement of welfare facilities and two storey offices including impressive reception leading to production / transport office on the ground floor with the first floor arranged as open plan general office; further WCs and kitchen facilities are provided.

Outside there is a large fenced and gated yard together with 47 car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	47,674	4,429.06
1st - Offices	2,769	257.25
<b>Total</b>	<b>50,443</b>	<b>4,686.31</b>

## Tenure

A new lease for a term of 10 or more years on standard Full Repairing and Insuring terms.

## Rent

£466,600pa (£9.25psf) plus VAT

## Services

All mains services are available and connected

## Rateable Value

£350,000 (April 2026)

## EPC

tbc

## Legal Fees

Each Party to bear their own fees.

## Viewing

Strictly by appointment with our reception on 10527 584242



**B98 9EX**



## Viewing & Further Information



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