



## **14 IO Centre**

Park Farm, Nash Road, Redditch, B98 7AS

**High specification Factory Warehouse/Unit benefitting from excellent transport links within popular Industrial Estate in Redditch.**

**21,175 sq ft**  
(1,967.22 sq m)

- 9.3M Eaves Height
- Secure Yard
- Refurbished
- 25 Car Parking Spaces
- 3 Loading Doors
- Premier Industrial Estate

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 21,175 sq ft                       |
| Rent           | £11.50 per sq ft £POA              |
| Rates Payable  | £62,375 per annum                  |
| Rateable Value | £125,000                           |
| Service Charge | £0.50 per sq ft                    |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | A (23)                             |

Description

Unit 14 is a high quality Factory / Warehouse, conveniently located at Park Farm, one of Redditch's premier industrial areas.

Location

The IO Centre is a high quality Industrial Estate located on Nash Road. The Property benefits from excellent road communications with Junction 3 of the M42 approximately 7 miles to the north, which provides access to the M40, M5 and M6.

Accommodation

The accommodation comprises the following areas:

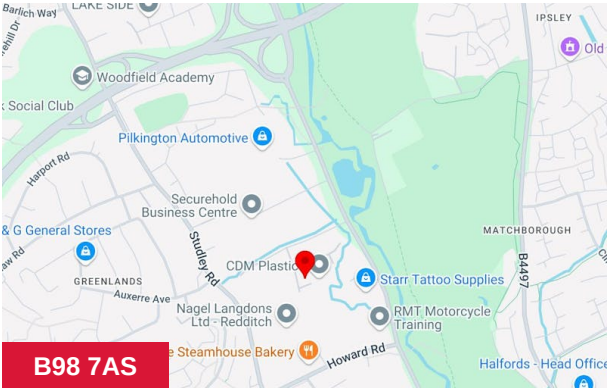
| Name                  | sq ft         | sq m            | Availability |
|-----------------------|---------------|-----------------|--------------|
| Ground - Office Space | 1,106         | 102.75          | Available    |
| Ground - Warehouse    | 18,963        | 1,761.72        | Available    |
| 1st - Office          | 1,106         | 102.75          | Available    |
| <b>Total</b>          | <b>21,175</b> | <b>1,967.22</b> |              |

Terms

To Let by way of a Full Repairing and Insuring Lease for a term of 5 or more years.

Video

Video Tour - <https://www.youtube.com/watch?v=qQR2rYE6yTU>



Viewing & Further Information



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