UNITS 5 & 6 · TO LET

THE IO CENTRE

PARK FARM · REDDITCH · B98 7AS

SHEPHERD COMMERCIAL

11,343 – 25,766 SQ FT

1,054 – 2,394 SQ M · AVAILABLE INDIVIDUALLY OR COMBINED

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE ACCOMMODATION IN AN ESTABLISHED REDDITCH LOCATION

Two refurbished industrial / warehouse units are available to let at The IO Centre, an established trade and industrial estate at Park Farm, Redditch. Each unit provides self-contained warehouse accommodation with two-storey office content, 8m clear eaves and electric level access loading, and may be taken individually or combined to provide 25,766 sq ft.

- 8m clear internal eaves height throughout
- Two electric level access loading doors per unit
- Two-storey offices with kitchen & WC facilities
- Secure palisade fenced and gated yard to Unit 6
- Established estate with excellent M42 and M40 connectivity

UNIT 5	UNIT 6	COMBINED
11,343 SQ FT	14,423 SQ FT	25,766 SQ FT

STRATEGICALLY LOCATED IN THE WEST MIDLANDS

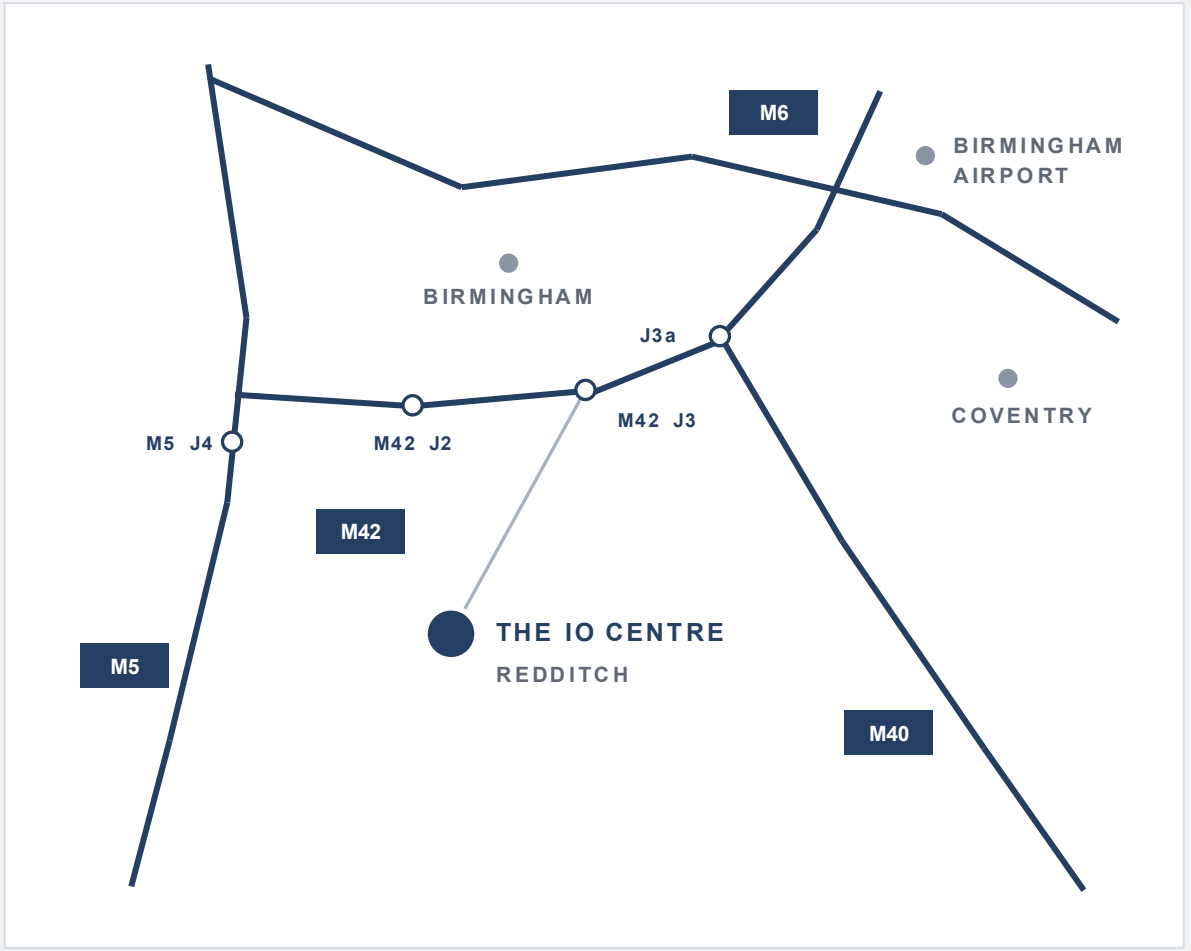
Redditch is an established West Midlands town approximately 14 miles south of Birmingham city centre. The town lies some four miles south of Junctions 2 and 3 of the M42 via the A441 and A435, linking into the M5, M6 and the orbital motorway network around Birmingham.

The M40 joins the M42 at Junction 3a, five miles to the north east, providing access to the South East and London. Frequent rail services operate to Birmingham New Street in a fastest journey time of approximately 35 minutes, with Birmingham Airport 18 miles to the north east.

APPROXIMATE JOURNEY TIMES BY ROAD

Redditch town centre	3 miles	**8 mins**
M42 Junction 3	6.5 miles	**11 mins**
M42 Junction 2	7.4 miles	**14 mins**
M5 Junction 4	10 miles	**18 mins**
Birmingham	18 miles	**36 mins**
M6 Junction 4	22 miles	**26 mins**
Coventry	27 miles	**58 mins**
M25 Junction 16	76 miles	**2 hrs 47 mins**

POSTCODE **B98 7AS** WHAT3WORDS **///pills.props.snake**



Indicative plan — not to scale.

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03 THE ESTATE

THE IO CENTRE

An established industrial and trade estate occupying a prominent position at Park Farm, with excellent access to the regional motorway network via the M42 and M40. Units 5 and 6 occupy the eastern side of the estate, with direct access to Nash Road.

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UNIT 5

11,343 SQ FT / 1,054 SQ M

SPECIFICATION

- Two-storey offices
- 8m eaves height
- Two electric level loading doors
- 28 car parking spaces
- Kitchen & WC facilities

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05 AVAILABLE TO LET

UNIT 6

14,423 SQ FT / 1,340 SQ M

SPECIFICATION

- Two-storey offices
- 8m eaves height
- Two electric level loading doors
- 20 car parking spaces
- 25m deep yard
- Palisade fenced / gated yard area
- Kitchen & WC facilities

Secure, self-contained yard provision with palisade fencing and gated access.

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ACCOMMODATION SCHEDULE

Areas are approximate and quoted on a gross internal basis, taken from the information supplied. Prospective occupiers should satisfy themselves as to the areas by measurement.

UNIT	SQ FT	SQ M	EAVES	LOADING	PARKING	YARD
Unit 5	**11,343**	**1,054**	8m	2 level access	28	—
Unit 6	**14,423**	**1,340**	8m	2 level access	20	25m deep
TOTAL	**25,766**	**2,394**	**8m**	**4 level access**	**48**	**Unit 6 only**

AVAILABLE INDIVIDUALLY OR COMBINED

COMBINED LETTING

The units adjoin and may be let together to provide 25,766 sq ft (2,394 sq m), subject to terms.

LOADING & EAVES

Both units offer 8m clear eaves and two electric level access loading doors.

PARKING & YARD

48 car parking spaces in total. Unit 6 benefits from a 25m deep, palisade fenced and gated yard.

TERMS

RENT

A rent of £10.75 per sq ft, exclusive.

TENURE

Offered by way of a sublease of an existing tenancy expiring June 2032. A full copy can be provided upon request.

EPC

Unit 5 — E (115)
Unit 6 — C (71)
Certificates verified

SERVICE CHARGE

An estate service charge is payable. Details and quantum available on application.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Redditch Borough Council.

VAT

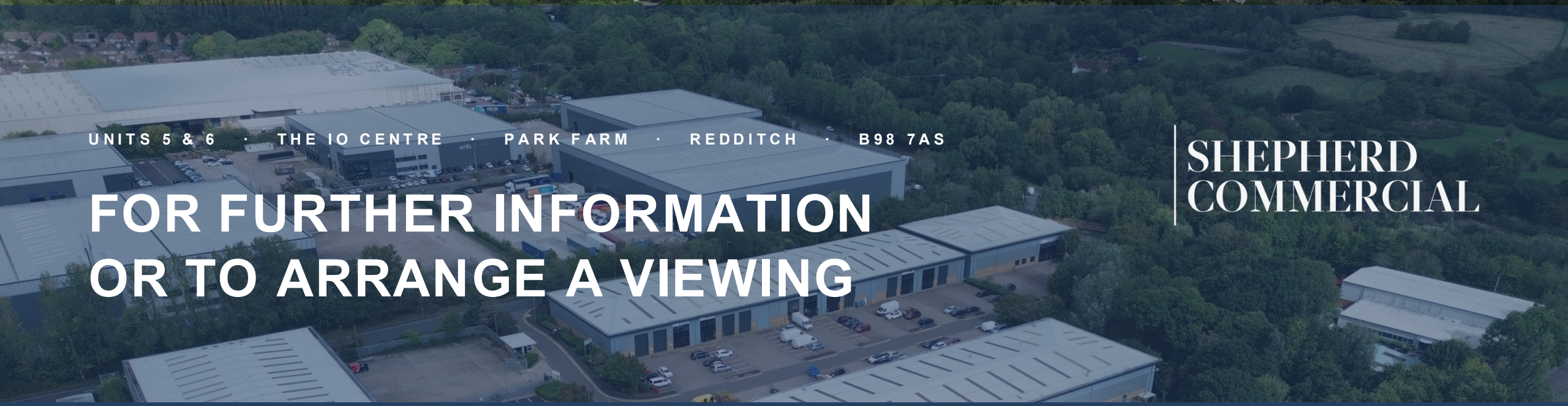
All prices, premiums and rents are quoted exclusive of, but may be subject to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

AVAILABILITY

Both Unit 5 and Unit 6 are available by way of sub lease or assignment.



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING

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