

GRADE A INDUSTRIAL/ LOGISTICS FACILITY

UNIT

3

M 4 2

VELOCITY PARK

57,153 SQ FT (5,310 SQ M)

UNIT 3 | VELOCITY PARK
REDDITCH | B98 7HN



TO LET

A modern facility, ready for occupation.

SPECIFICATION

The property comprises a modern detached warehouse/industrial unit, constructed to an excellent specification, available with office fit-out and racking.

AT A GLANCE

57,153

SQ FT OF SPACE

4 Miles

FROM THE M42



10m minimum eaves height



4 dock level access doors



2 level access doors



45m secure service yard



60 car parking spaces, 3 EV



First floor office space



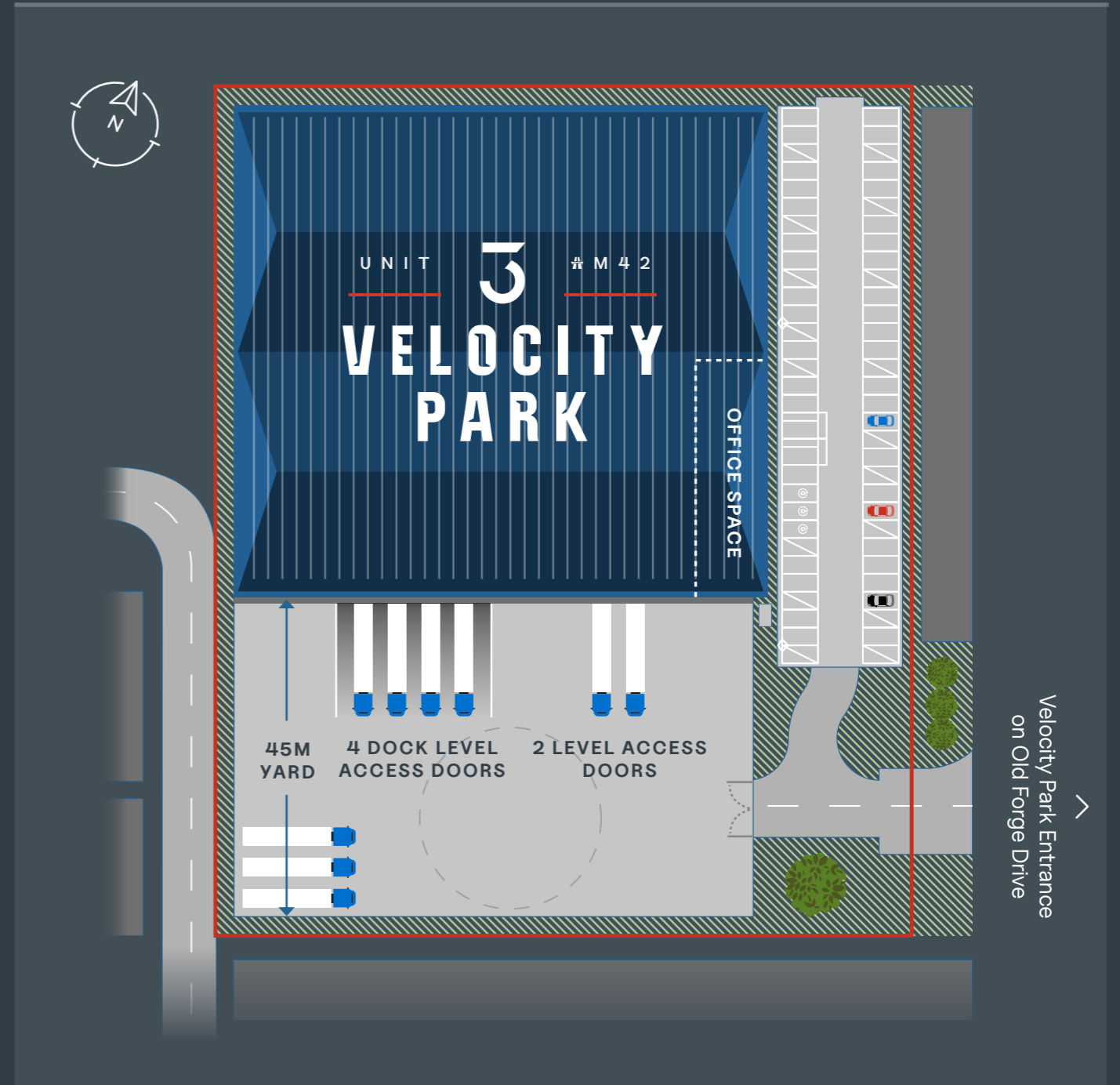
50Kn/sq m floor loading



EPC rating – A
BREEAM – Very Good



Fully fitted



The property has the following gross internal area:

Description	Sq Ft	Sq M
Warehouse	54,359	5,050.11
First Floor Office	2,794	259.55
Total GIA	57,153	5,309.66



LOCATION

A major town in the West Midlands, Redditch is located approximately 31 miles south of Birmingham’s city centre, 27 miles west of Coventry and 76 miles north of J16 of the M25. It is only four miles south of junctions 2 and 3 of the M42 motorway (via the A441 and A435) and five miles south-west of junction 3A (which connects to the M40).

Redditch has an excellent logistics network that links to the M5 and M6, forming the orbital motorway network around Birmingham, as well as easy access to the South West, South East and London, allowing local occupiers to service 87% of the UK mainland within a day return journey.

Carter Jonas

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DRIVE TIMES

Location	Distance	Drive time
Birmingham	16 miles	35 mins
Hams Hall RF	26 miles	42 mins
Coventry	27 miles	45 mins
M25 (J16)	76 miles	90 mins
Central London	115 miles	130 mins