

TO LET

- › Detached Self-Contained Premises
- › 10m Eaves Height
- › Dock and level Loading
- › Large 45m Deep Secure Loading Yard
- › Flexible Lease Terms Available
- › Available Immediately

**SUBSTANTIAL COST SAVINGS
FROM EXISTING TENANT FIT OUT**

UNIT 3 VELOCITY PARK

REDDITCH, B98 7FK

57,153 SQ FT (5,310 SQ M)
GRADE A INDUSTRIAL / LOGISTICS FACILITY

UNIT 3 VELOCITY PARK REDDITCH, B98 7FK

SPECIFICATION

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

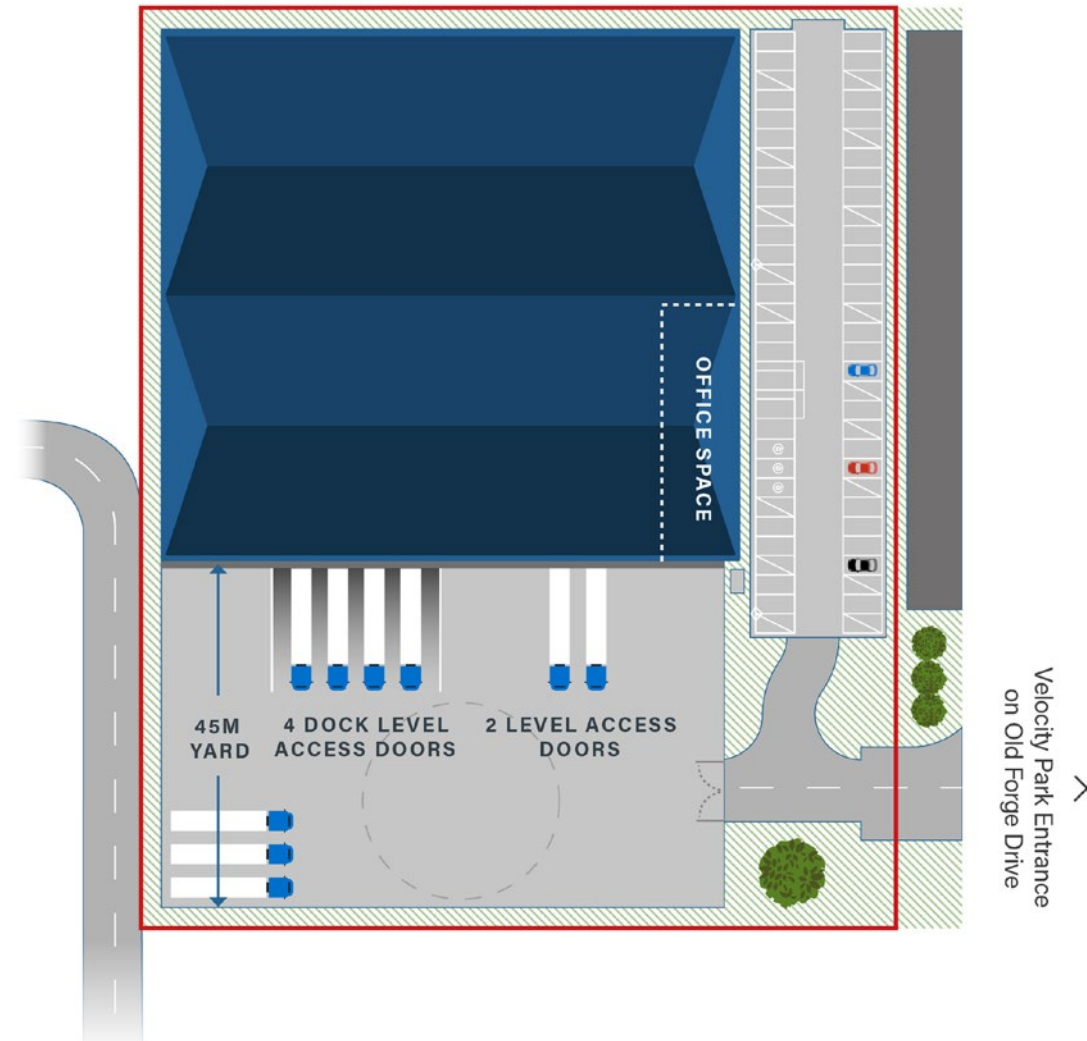
- > 10m minimum eaves height
- > 4 dock level access doors
- > 2 level access doors
- > 45m secure service yard
- > 60 car parking spaces, 3 EV
- > First floor office space
- > 50Kn/sq m floor loading
- > EPC rating – A
- > BREEAM – Very Good
- > Fully fitted

TENANT FIT OUT

The building benefits from significant tenant fit out, including:

- > Ground Floor Canteen
- > Separate / Additional Ground Floor Toilets for Warehouse Staff
- > Ground Floor Meeting Rooms / Offices
- > LED Lighting to Warehouse on PIR Sensors
- > Racking to warehouse with anti-collapse system
- > CCTV

The above can be made available subject to terms agreed.



57,153 SQ FT OF SPACE

UNIT 3 VELOCITY PARK REDDITCH, B98 7FK

ACCOMMODATION

	SQ FT	SQ M
Warehouse	54,359	5,050.11
First Floor Office	2,794	259.55
Total	57,153	5,309.66

PLANNING

E, B2 & B8

BUSINESS RATES

Rateable Value - £292,500

Rates Payable 25/26 - £162,337.50

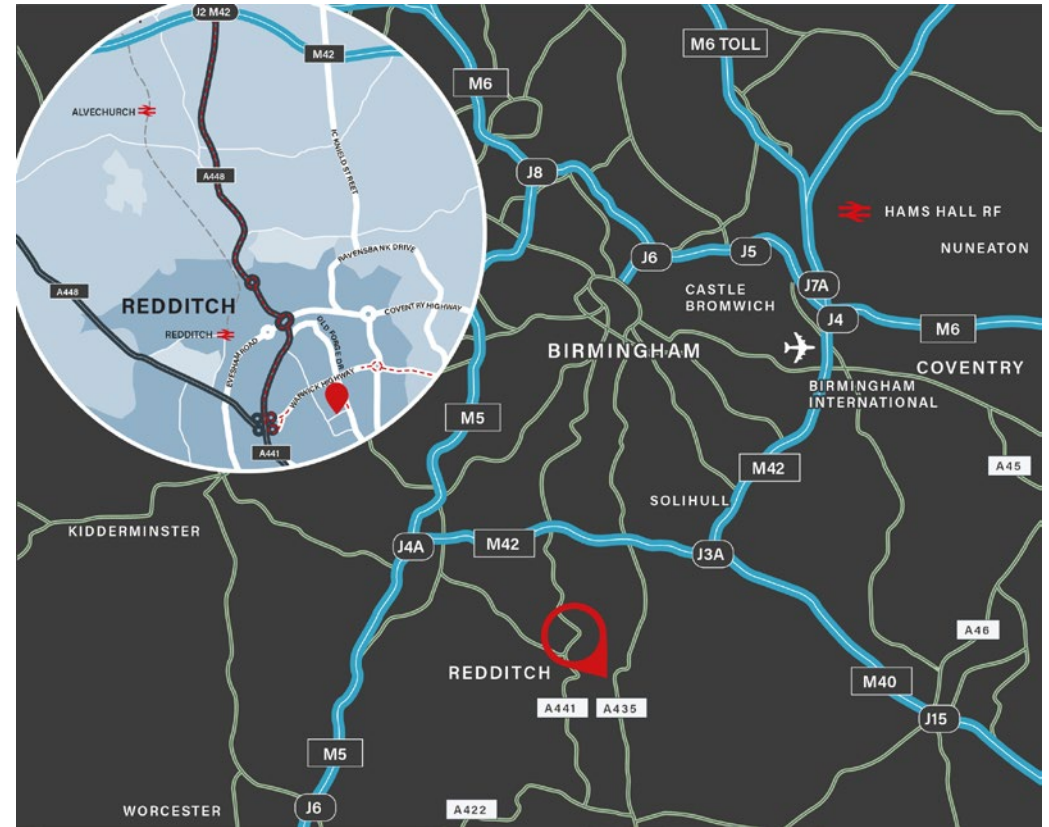
TERMS

The premises are available by way of a sub-lease or assignment of the existing lease, expiring 19th October 2031. Alternatively, the landlord will give consideration to a new 10 year lease directly from the landlord.

The lease had been granted inside the Landlord and Tenant Act 1954 Part II.

RENT

The current passing rent is £397,213 per annum / £6.95 per sq ft exclusive of VAT.



LOCATION

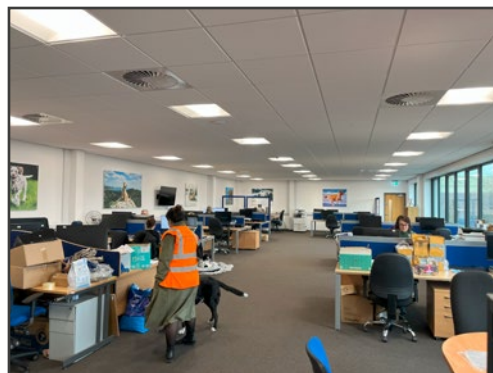
A major town in the West Midlands, Redditch is located approximately 31 miles south of Birmingham's city centre, 27 miles west of Coventry and 76 miles north of J16 of the M25. It is only four miles south of junctions 2 and 3 of the M42 motorway (via the A441 and A435) and five miles south-west of junction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

WHAT 3 WORDS

///soil.cube.waving

4 MILES FROM THE M42



WWW.DARBYKEYE.CO.UK

LEGAL COSTS

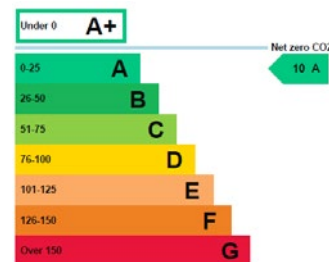
Each side to bear their own.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity

EPC

EPC Rating: A



VIEWINGS

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