



UNIT 8 RAVENSBANK BUSINESS PARK, ACANTHUS ROAD, REDDITCH B98 9EX

To Let – Detached industrial warehouse and offices

57,238 sq ft (5,317.53 sq m) GIA

RAVENSBANK BUSINESS PARK, ACANTHUS ROAD, REDDITCH B98 9EX



© Crown Copyright 2019. Licence number 100022432.

Location

Redditch is located in the county of Worcestershire approximately 16 miles south of Birmingham and 30 miles north west of Worcester. Redditch is well connected to the motorway network with Junction 2 and 3 of the M42 being located within 6 miles to the north. The M42 provides direct access onto the M6 which is approximately 15 miles to the northeast while junction 16 of the M40 is located 8 miles to the east.

The property is situated on the Ravensbank Business Park, the prime distribution location in Redditch. Junction 3 of the M42 is located approximately 4 miles to the north, accessed via the A435. Redditch railway station lies approximately 2.5 miles to the west.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

GF Warehouse & Reception	51,315 sq ft (4,767.30 sq m)
FF Offices	5,923 sq ft (550.23 sq m)
TOTAL GIA	57,238 sq ft (5,317.53 sq m)

Description

The property comprises a detached industrial warehouse, with profiled metal clad elevations and roof. The warehouse has an eaves height of 10.3m. The warehouse is unheated and lit by fluorescent tube lighting. Loading is provided by 3 dock and 2 surface level loading doors, opening into a steel portal framed secure 49m deep yard. The ground floor office area comprises a reception and w/c's with underroof storage/picking areas. The first floor offices have raised carpet tiled floors, suspended ceilings with recessed fluorescent strip lighting, powder coated aluminium framed windows and central heating via wall mounted radiators.

There is a car park to the front with space for 32 cars and with 2 disabled spaces.

EPC

The property has an EPC certificate rating – C75

VAT

VAT will be payable on the transaction.



Tenure

The property is available on a leasehold basis by way of a new full repairing and insuring lease.

Business Rates

Rateable Value: £225,000 (2017)
Description: Warehouse and Premises.

Rent

On application.

Viewing

By appointment only through sole agents, Gerald Eve LLP.

John Sambrooks

Tel. +44 (0)121 616 4841
Mobile +44 (0)7919 624 512
jsambrooks@geraldev.com

Sam Pearson

Tel. +44 (0)121 616 4840
Mobile +44(0)7557 587 826
spears@geraldev.com



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued – July 2020.