

TO LET 237,615 SQ FT (22,075 SQ M)
FITTED MODERN INDUSTRIAL / DISTRIBUTION FACILITY

HEDERA ROAD // REDDITCH B98 9EY

R42

REDD 42 RAVENSBANK BUSINESS PARK

NEWMARK

/// what3words
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TO LET **FITTED MODERN INDUSTRIAL / DISTRIBUTION FACILITY**



REDD42.CO.UK

SPECIFICATION

**12M CLEAR
INTERNAL HEIGHT**



**18 DOCK
LEVEL DOORS**



**4 GROUND
LEVEL DOORS**



**223 CAR
PARKING SPACES**



**TWO
STOREY OFFICE
ACCOMMODATION**



**HIGH QUALITY
FACILITY**



**UP TO 65M
YARD DEPTH**



**FULLY FITTED WITH
LED LIGHTING AND
SPRINKLERS**



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BIRMINGHAM



REDD 42 RAVENSBANK BUSINESS PARK

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**M42 &
BIRMINGHAM**
4.5 miles

A453

A4023

A4023



**M5 &
BROMSGROVE**





REDD 42 RAVENSBANK BUSINESS PARK

ACCOMMODATION

	SQ FT	SQ M
Warehouse	221,306	20,560
Ground Floor Offices	5,317	493.96
First Floor Offices	4,921	457.17
Second Floor Store	5,534	514.12
Gatehouse	257	23.87
Sprinkler Pump House	280	26.01
Total	237,615	22,075

DESCRIPTION

- Clear internal height: 12m
- Dock level doors: 18
- Ground level doors: 4
- Car spaces: 223
- Up to 65m yard depth
- Fully fitted with sprinklers and LED lighting
- Two storey office accommodation
- EPC rating C
- Secure yard & gatehouse

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LOCATION

Redditch is located in the West Midlands, approximately 15 miles south of Birmingham City Centre, 115 miles northwest of London and 25 miles southwest of Coventry.

The property is situated on Hedera Road within Ravensbank Business Park in the Moons Moat area of Redditch, approximately 4.5 miles from the M42 Motorway.

KEY TRAVEL TIMES

Location	Time	Distance
Birmingham	37 mins	15.7 miles
Coventry	35 mins	27.7 miles
Leicester	60 mins	51.7 miles
Manchester	1 hrs 50 mins	106 miles
London	2 hrs 5 mins	113 miles

Birmingham Airport (BHX)	20 mins	17.2 miles
East Midlands Airport (EMA)	55 mins	50.8 miles

M42 (J3)	9 mins	4.7 miles
M40	13 mins	8 miles
M5 (J4a)	16 mins	11.8 miles
M6 (J8)	30 mins	28 miles

All times and distances are provided by Google Maps



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FURTHER INFORMATION

LEASE TERMS

The property is available by way of an assignment of the current lease which expires on 15 May 2027, sublease or a new lease direct with the landlord.

RENT

Rent on application

EPC

The property has an Energy Performance Rating of C.

BUSINESS RATES

The current Rateable Value is understood to be £1,470,000 pa.

CONTACTS

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NEWMARK

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