

# **To Let** Industrial/Logistics, Industrial/Logistics -Warehouse 12,429 - 26,573 sq ft Gross Internal Area

Target Park, Units 9 & 10, Shawbank Road, Redditch, Worcestershire, B98 8YN



### Summary

- To Let Modern Industrial Warehouse Units. Available Individually or Combined.
- Type: Industrial/Logistics, Industrial/Logistics Warehouse
- Tenure: To Let
- Size: 12,429 26,573 sq ft Gross Internal Area
- Rent: £6.25 per sq ft

#### Availability

Description	Size	Availability
Unit 9	12,429 sq ft	Available
Unit 10	14,144 sq ft	Available

#### Location

Target Park is located in the Lakeside area of Redditch one of a number of dedicated industrial areas within Redditch. The Estate is accessed of Shawbank Road via Holloway Drive which links directly to Warwick Highway providing access to both the A441 and A435. Excellent access is therefore provided to both J2 and J3 of the M42 which is approximately 4 miles to the north. Current occupiers in the area include;

- Magnet Trade
- Reynards Ltd
- Johns of Studley
- Rim Logistics
- Weg Motors

#### Description

Target Park was a new spec development approximately 12 years ago and were built to an institutional specification for units of this size. The units include the following salient features;

- 7.2m Eaves
- 2 Electric loading doors
- 3 phase power
- Floor Loading 37.5 kn / m2
- FM2 floor design
- Fully racked (Can be removed).

In addition the property benefits from a generous surfaced yard area together with onsite car parking. Furthermore the properties were developed to a BREEAM – Excellent rating which provides environmental benefits for the occupier. This includes;

- · Enhanced Insulation
- Grey water harvesting
- Spray taps
- Enhanced double glazing
- Designed to exceed air tightness test.

### Services

All mains services are available.

## **Energy Performance Rating**

This property has been graded as C-C: Unit 9 - 55(C), Unit 10 - 55(C).

#### Rent

£6.25 per sq ft

#### **Business Rates**

Available on Request

#### Service Charge

Available on Request



#### **Viewing & Further Information**

If you are interested and would like more information please get in touch.

### Contacts

**Tom Price** t: +44 (0)121 634 6537 e: Tom.Price@eu.jll.com

Richard James-Moore t: +44 (0)121 214 9817 e: richard.james-moore@eu.jll.com

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