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ALTO60

RAVENSBANK DRIVE, REDDITCH, WORCESTERSHIRE, B98 9NA

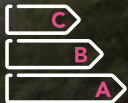
TO LET - NEW SPECULATIVE
INDUSTRIAL/WAREHOUSE
60,801 SQ FT
AVAILABLE NOW



800 KVA POWER

BREEAM®

'EXCELLENT'



EPC 'A' RATING



DESCRIPTION

Alto60 is a new detached high specification industrial/logistics building, located in a prominent position only 4 miles from J3 M42.

Local occupiers include Amazon, iForce, DCS Group, Antolin and Thorlux Lighting.

ACCOMMODATION

	Sq Ft	Sq m
Warehouse	53,977	5,014.63
GF Reception	865	80.35
FF Offices	5,959	553.66
Total GIA	60,801	5,648.64

SPECIFICATION

The unit has been built to a high quality sustainable specification including:



12.5M INTERNAL HAUNCH HEIGHT



50M SERVICE YARD



6 DOCK LEVEL ACCESS DOORS



2 GROUND LEVEL ACCESS DOORS



ROOF MOUNTED SOLAR PV PANELS



60 PARKING SPACES



16 HGV PARKING SPACES



5 EV CHARGING POINTS



LED OFFICE LIGHTING

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50 KN/M² FM-2 FLOOR LOADING



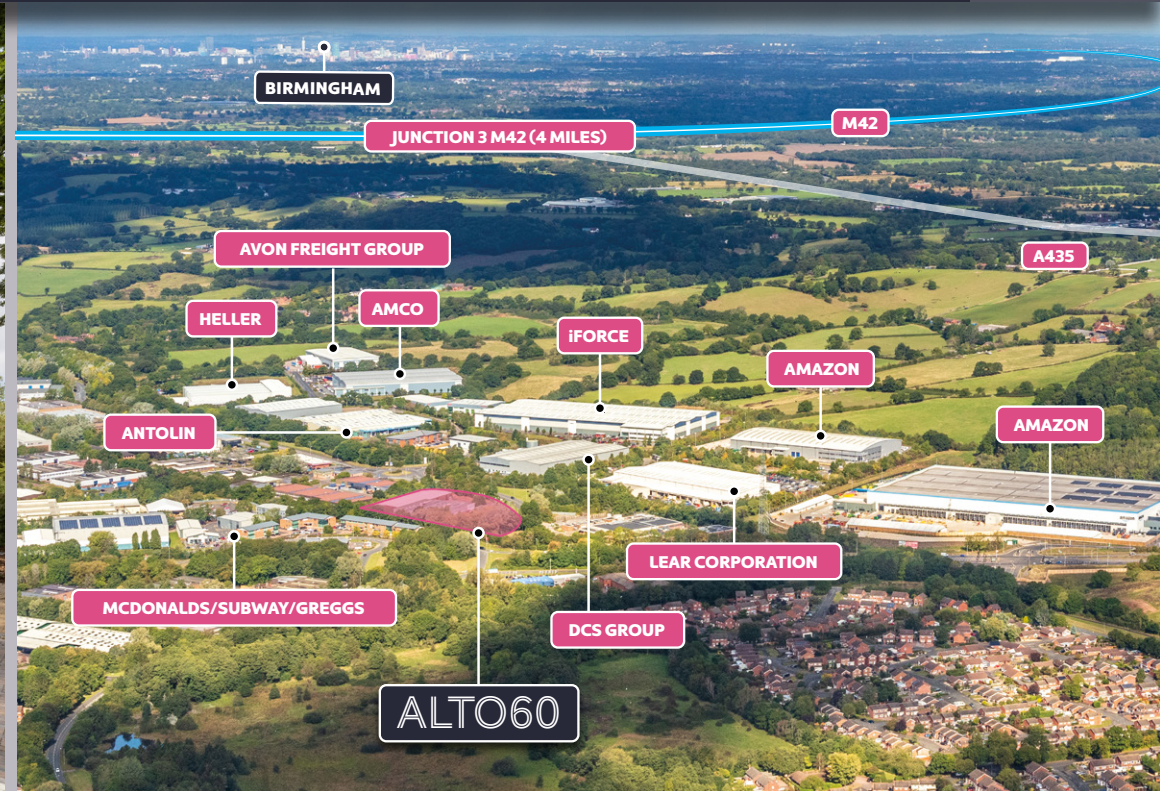
SELF-CONTAINED SITE



VRF COOLING & HEATING



EPC 'A' RATING



TERMS

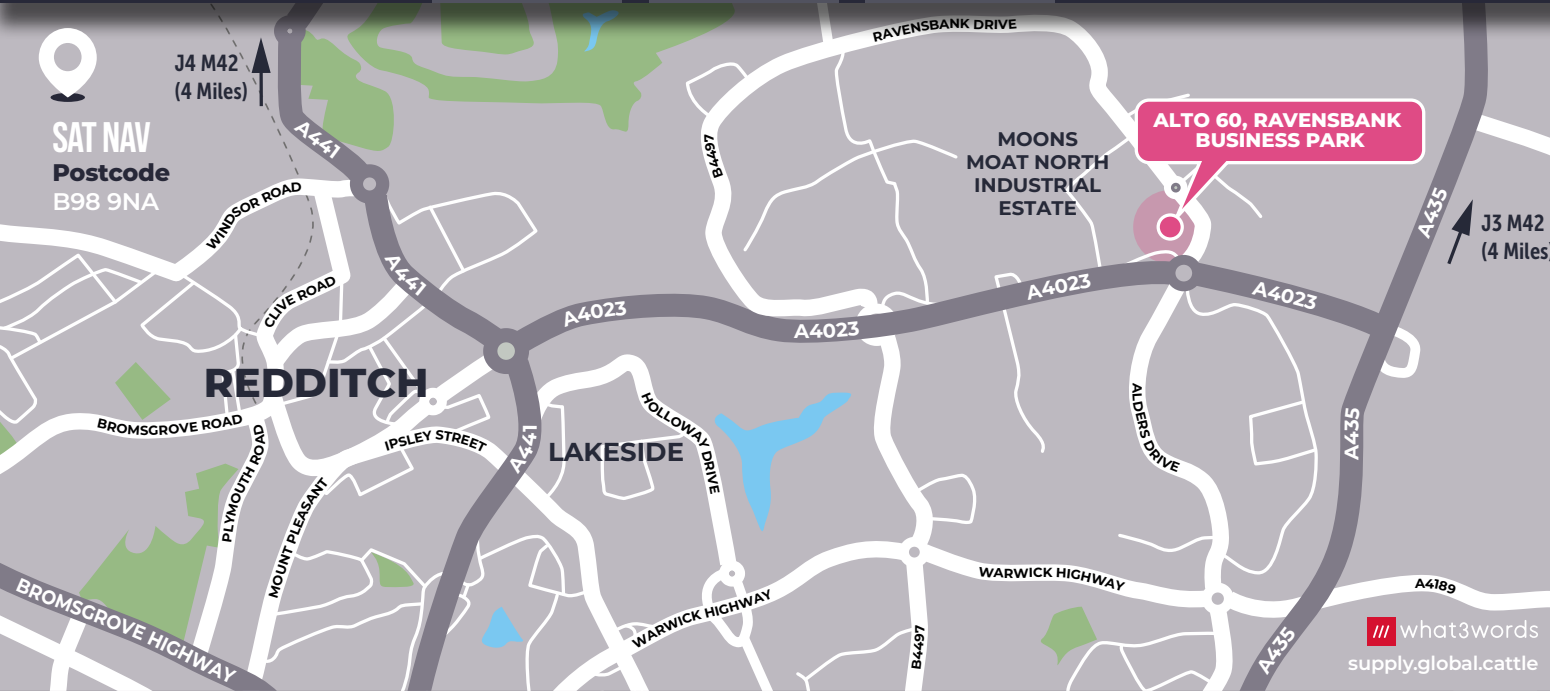
The property will be available on a leasehold basis by way of a new full repairing and insuring lease. Rent on application and all terms exclusive of VAT.

RATEABLE VALUE

The property is to be assessed on practical completion.

PLANNING

The property can be used for E(g)(iii), B2 and B8 uses.



LOCATION

The property is situated on Ravensbank Drive in a well established commercial location. The property is located off the A435, providing access to the M42 and wider national motorway network.

ANTI MONEY LAUNDERING REGULATIONS

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

DRIVE TIMES	DISTANCE	TIME
M42 Junction 3	4 miles	10 mins
Birmingham	16 miles	39 mins
Birmingham International Station	17.3 miles	23 mins
Birmingham International Airport	17.3 miles	23 mins
Coventry	25 miles	36 mins
Manchester	100 miles	2h 24m
London	110 miles	2h 11m
Leeds	130 miles	2h 28m

*Source Google Maps

FURTHER INFORMATION

Sam Pearson
 SPearson@geraldev.com
 0755 758 7826

Charlie Spicer
 cspicer@geraldev.com
 0794 986 4103

Jamie Catherall
 jamie.catherall@dtre.com
 07718 242 693

Ollie Withers
 ollie.withers@dtre.com
 07496 852 526

ge
GERALDEVE
 A NEWMARK COMPANY
0121 616 4800
 geraldev.com

DTRE
020 3328 9080
 www.dtre.com

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