

**High Spec Warehouse Unit**

**11,063 SQ FT (1,028 SQ M)**

**Unit 11 Target Park, Shawbank Road, Redditch, B98 8YN**



# To Let

- LOFTY WAREHOUSE
- WELL SPECIFIED
- EXCELLENT LOADING
- 24 FT EAVES (7.4M)
- INTEGRAL OFFICES
- AMPLE PARKING

## Location

Target Park is a 5.5-acre (2.47 hectare) site which comprises a development of high-quality industrial units constructed in 2007. The Estate is located on Shawbank Road in Lakeside, which is accessed from Warwick Highway (A4189) via Holloway Drive.

Redditch is a vibrant and successful town on the M42 corridor and is a popular manufacturing and distribution location. Junctions 2 & 3 of the M42 are within 10 minutes' drive facilitating easy access to the Midlands Motorway Network.

## Description

Unit 11 comprises a mid-terraced lofty Factory/Warehouse unit of steel portal-framed construction with a ridged and pitched insulated profile steel roof incorporating double-glazed uPVC rooflights. The warehouse has an eaves height of 24ft (7.4m) with access via an insulated loading door.

Internally, the unit has been configured to provide a reception area, with integral two storey offices including a meeting room, kitchenette and WCs.

The Gross Internal Area (GTA) is approximately 11,063sqft (1,028sqm).

Externally, there is a deep forecourt for loading and unloading with ample parking adjacent.

## Services

All main services are available.

## Asking Rent

£95,000 per annum (plus VAT)

## Tenure

New Full Repairing and Insuring a Lease for a term of 5 or more years.

## Service Charge

A pro-rata charge is levied for the maintenance of the communal areas.

## EPC

Band D (84)

## Legal Fees

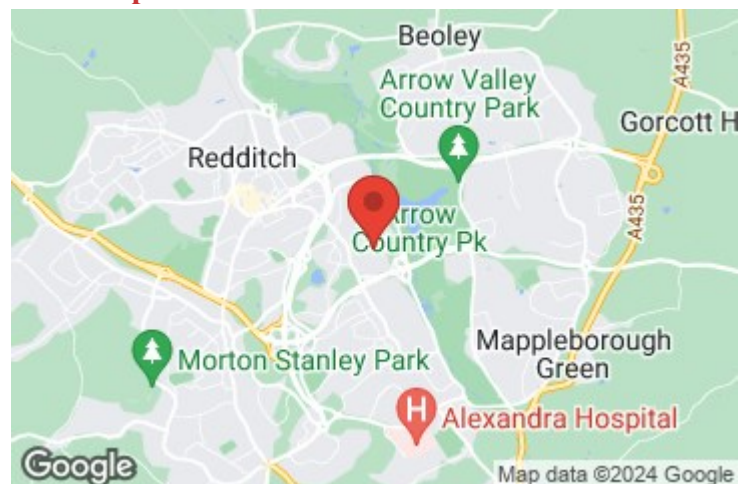
Each party to pay their own costs.

## Viewing

Strictly by appointment with our Reception on 01527 584242.



## Area Map



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