

UNIT 1, ARROW VALLEY

Claybrook Drive, Redditch B98 0FY



Key Highlights

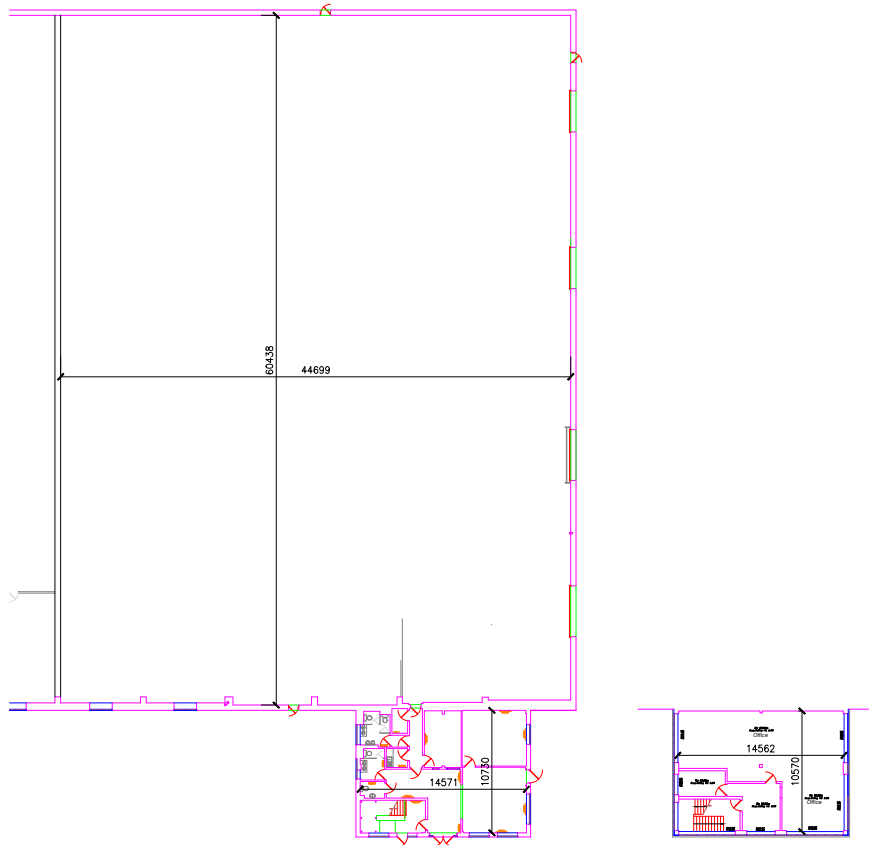
- Modern, Steel Frame Warehouse
- Detached Unit
- Prominent location
- EPC “B” Rating
- Established Industrial Area
- Fully Refurbished
- Established Industrial Estate
- Secure Gated Yard
- Dock Loading
- 32,417 sq ft to let
- Two storey external offices
- 6.12m eaves
- Available June 2019
- Up to 45 Parking spaces available

SAVILLS BIRMINGHAM
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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, stylized 'S'. The logo is set against a yellow rectangular background.



Location

The property is located off Claybrook Drive, Redditch in an established industrial area. The unit provides easy access to J3 M42 via the A435 which is located approximately 5 miles north of the unit.

Description

The property comprises;

- A single storey steel portal frame warehouse,
- Fully refurbished two storey office block
- Warehouse eaves height of 6.12m
- Two electric roller shutter doors (4m x 5m)
- Two dock loading doors
- Suspended high bay sodium lights and grid strip lighting
- 10% Natural roof lighting
- Concrete floor
- Three phase power
- Gas supply and gas fired hot air blowers in the warehouse
- Office Includes; Solid carpeted floors, suspended ceilings, double glazing, Male and Female WC's
- A secure yard

Accommodation

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

FLOOR AREA	SQ FT
Warehouse	29,079
Ground Floor Offices	1,683
First Floor Offices	1,657
Total	32,417

Tenure

Available on a new FRI lease.

EPC

The property has an EPC rating of B(49).

Rent

Quoting rent of £6.25 psf exc VAT.

VAT

VAT will be payable on the transaction.

Viewing

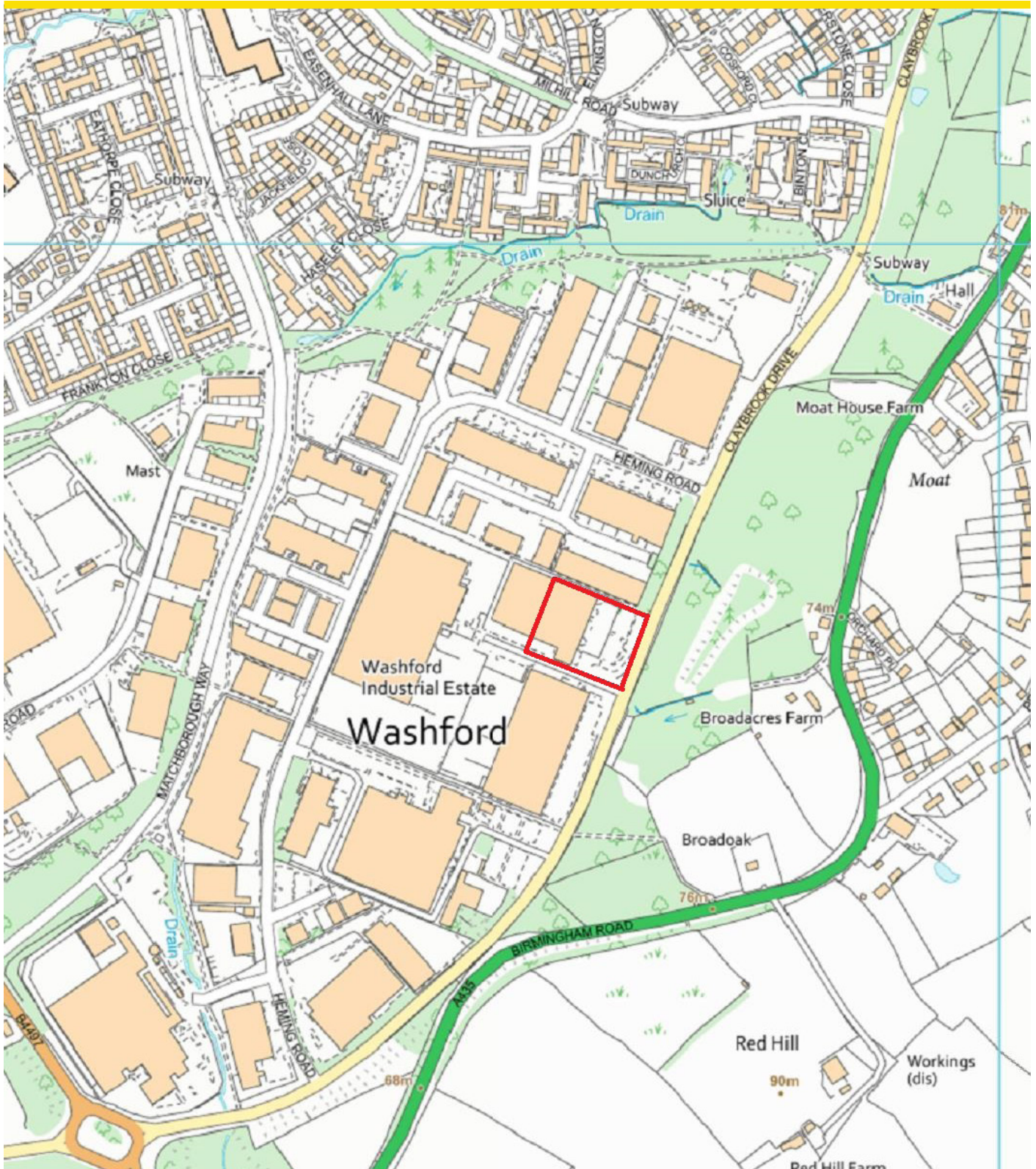
By appointment only through the sole agents.

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