



24 FT (7.4M) EAVES

## Unit 11 Target Park

Shawbank Road, Lakeside, Redditch, B98 8YN

### High Spec Loft Factory / Warehouse

**11,063 sq ft**  
(1,027.79 sq m)

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

Summary

Available Size	11,063 sq ft
Rent	£95,000 per annum plus VAT
Business Rates	Upon Enquiry
Service Charge	A pro-rata charge is levied for the maintenance of the communal areas
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

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.



Viewing & Further Information



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