

# unit 2

VELOCITY 42 ■ OLD FORGE DRIVE ■ REDDITCH ■ B98 7HN

CANMOOR

LAST REMAINING  
UNIT



## Brand New Industrial/Warehouse Unit 56,680 sq ft (5,265 sq m) **TO LET**

- 10m minimum eaves height
- 4 dock levellers
- 2 level access doors
- 50kN/m<sup>2</sup> floor loading
- 45m secure service yard
- 60 car parking spaces
- First floor office space
- EPC - Band A
- Located 6 miles from M42

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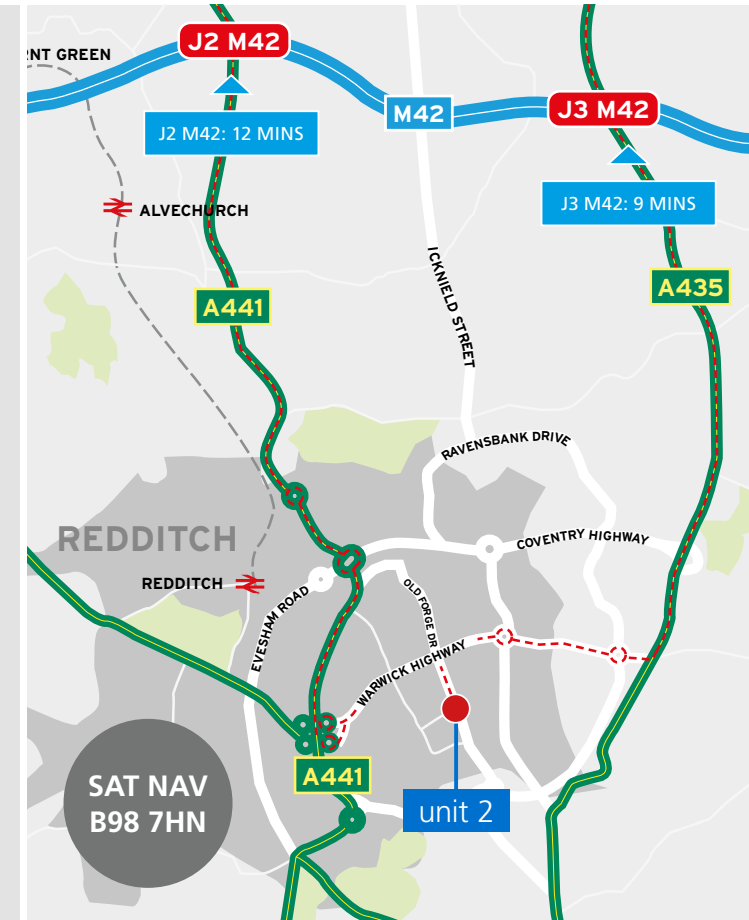
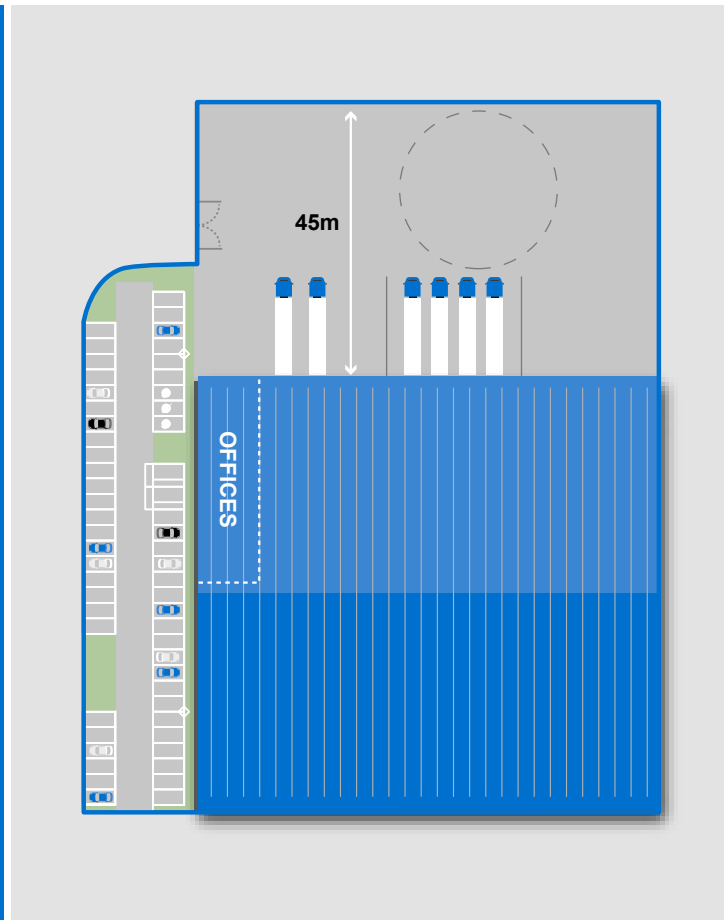
## ACCOMMODATION

UNIT 2	sq ft	sq m
Warehouse	53,889	5,006
First Floor Offices	2,791	259
<b>Total</b>	<b>56,680</b>	<b>5,265</b>

- 60 car parking spaces
- 4 dock level doors
- 2 level access doors
- Electric vehicle charging points
- 10m eaves height
- Upto 5MVA available onsite
- Comfort cooling
- 45m yard depth

## TERMS

Available on a new FRI lease with terms available on application.



## FURTHER INFORMATION

For further information contact the joint letting agents.

## PLANNING

Planning consent for B1/B2/B8 uses.



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