



Redditch

RAVENSBANK DRIVE • REDDITCH • B98 9AY

New warehouse units
7,685 to
22,055 sq ft

TO LET

AVAILABLE Q3 2027
auroraparks.co.uk/redditch



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Description.



Destination	Miles	Minutes
Redditch Town Centre	3	6
J3 M42	3.5	6
J5 M5	13	23
Birmingham City Centre	15	36
Birmingham Airport	16	26

Aurora Park is located in the primary employment/ industrial location in Redditch. It is situated 3 miles east from Redditch town centre, 3 miles south from Junction 3 of the M42 motorway and 15 miles south from Birmingham City Centre.

The development will comprise nine industrial/warehouse units ranging from 7,685 to 22,055 sq ft (GEA).

All units will have dedicated yards and car parking, fully fitted first floor offices with air source heat pump heating and cooling and will benefit from photovoltaic roof panels and electric car charging points.


Excellent connectivity
via M42 J3


15 mile drive
to Birmingham City Centre


1,842,600
West Midlands Working Age Population


42% of local workers employed in relevant sectors

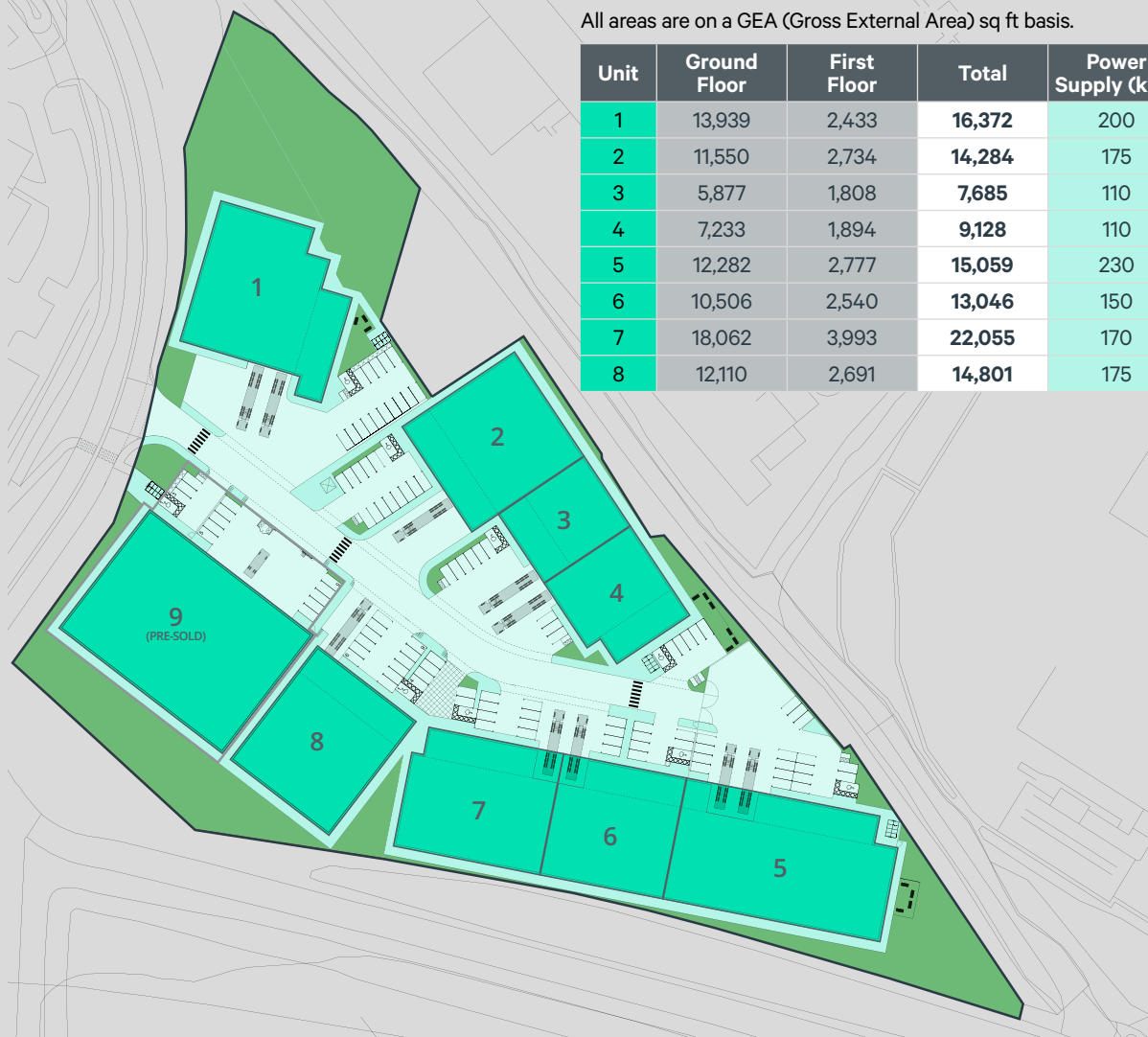

Rates of pay **12% lower** than UK average



Accommodation.

All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total	Power Supply (kva)
1	13,939	2,433	16,372	200
2	11,550	2,734	14,284	175
3	5,877	1,808	7,685	110
4	7,233	1,894	9,128	110
5	12,282	2,777	15,059	230
6	10,506	2,540	13,046	150
7	18,062	3,993	22,055	170
8	12,110	2,691	14,801	175



Specification.



Flexible industrial/warehouse units
with fully fitted first floor offices.



8.5m clear
internal height



Fitted first
floor offices



WCs



B2 / B8
use



12 year collateral
warranty available



Generous parking
facilities



24/7 access
available



Electric car
charging points



Landscaped
environment



Ability to combine units
(units 2-4 and 5-7 only)



3.5 miles from
J3 M42

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A Sustainable Approach.



Green Credentials.

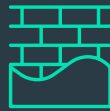
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

12%
reduction in
annual CO2

The green initiatives will include:



Low air permeability design



High performance insulated
cladding & roof materials



Electric vehicle charging points



Air source heat pump
heating and cooling



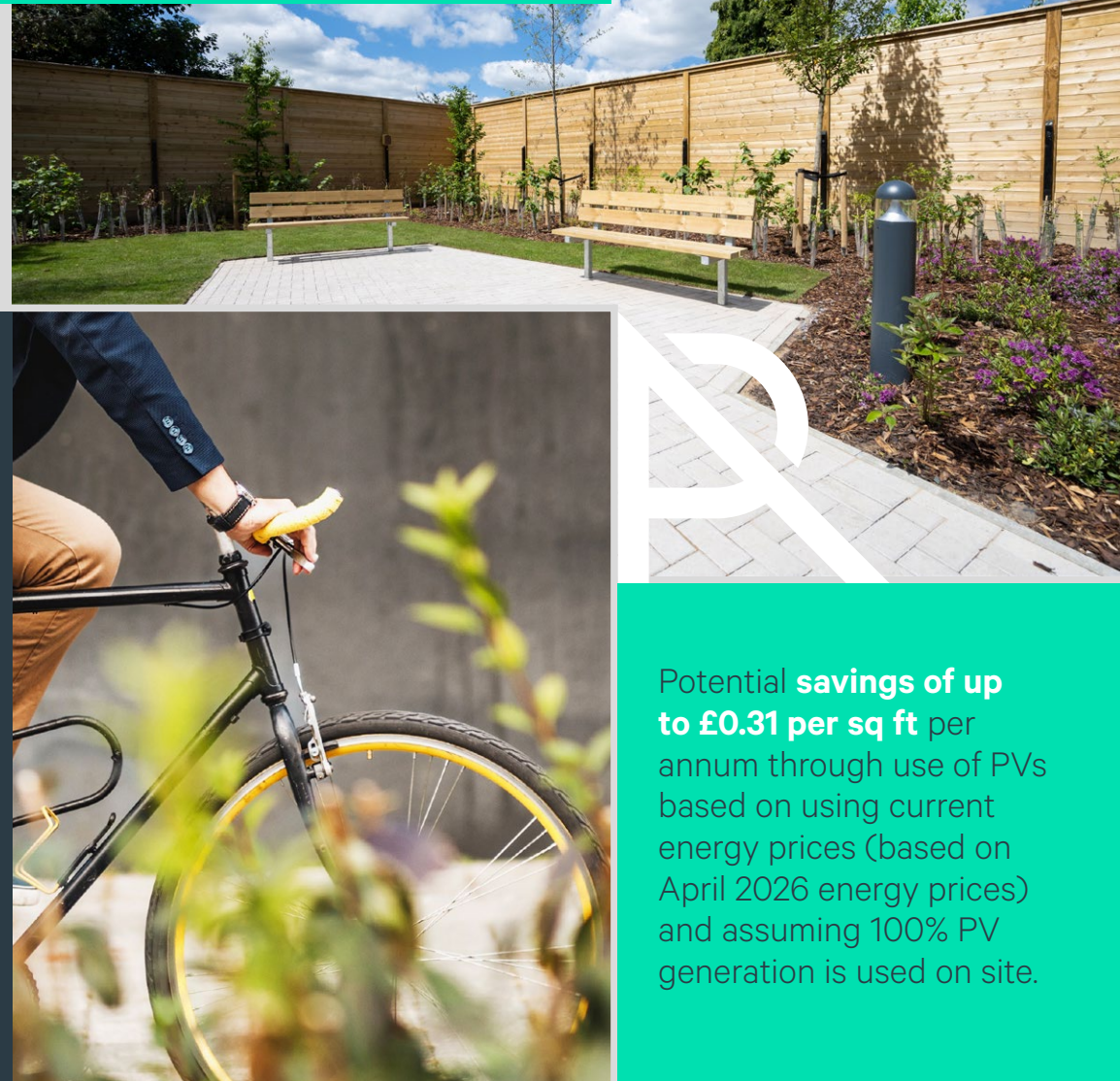
15% warehouse roof lights
increasing natural lighting



Targeting BREEAM 'Excellent'
Targeting EPC A rating



Photovoltaic roof panels



Potential **savings of up to £0.31 per sq ft** per annum through use of PVs based on using current energy prices (based on April 2026 energy prices) and assuming 100% PV generation is used on site.

Location.

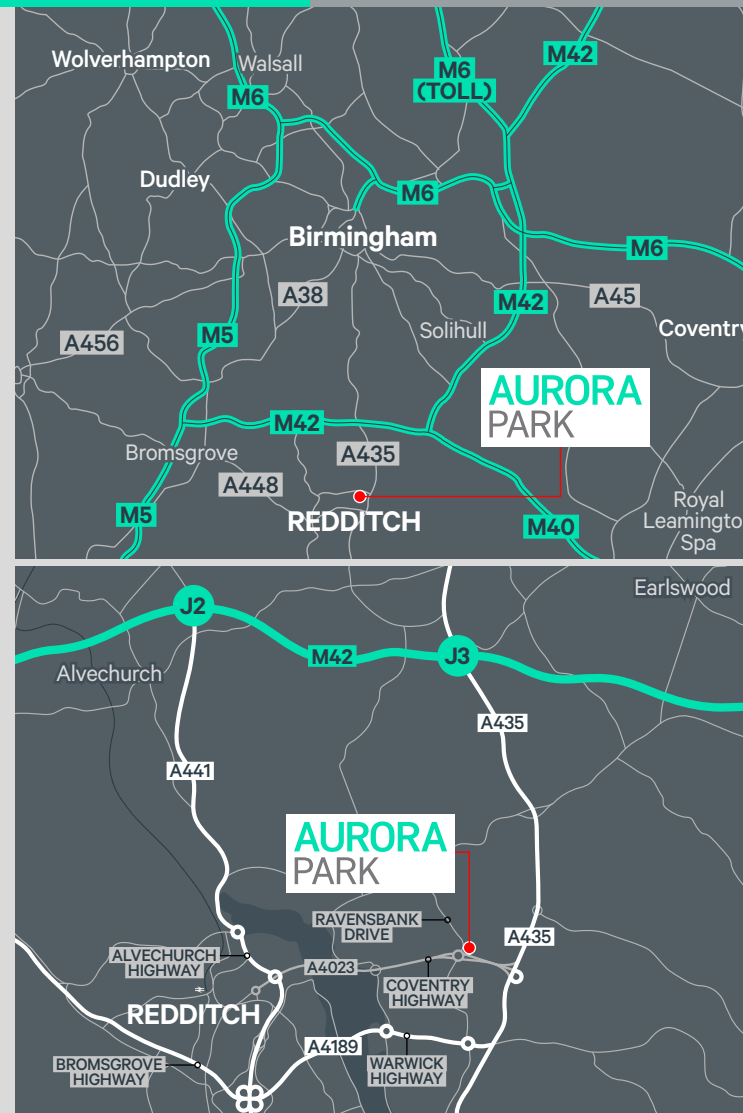


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 ROAD	Redditch	3 miles	6 mins
	J3 M42	3.5 miles	6 mins
	J5 M5	13 miles	23 mins
	Birmingham	15 miles	36 mins
	Coventry	37 miles	40 mins
 AIRPORT	Birmingham International Airport	16 miles	26 mins
 RAIL	Redditch Train Station	3 miles	6 mins
	Warwick Parkway	14.5 miles	27 mins
	Birmingham International Train Station	16 miles	30 mins



Further Information.

TERMS

Available on a leasehold basis.

PLANNING USE

Industrial and warehouse
uses (E(g) (iii) / B2 and B8).

RENT

On application.

VAT

All figures quoted are
exclusive of VAT.

LEGAL COSTS

Each party to be responsible
for their own legal costs
incurred in the transaction.

Contact.

For further information or to arrange a viewing
please contact the agents:



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