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# ALTO60

RAVENSBANK DRIVE, REDDITCH, WORCESTERSHIRE, B98 9NA

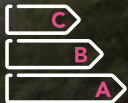
TO LET - NEW SPECULATIVE  
INDUSTRIAL/WAREHOUSE  
**60,801 SQ FT**  
AVAILABLE NOW



800 KVA POWER

BREEAM®

'EXCELLENT'



EPC 'A' RATING



## DESCRIPTION

Alto60 is a new detached high specification industrial/logistics building, located in a prominent position only 4 miles from J3 M42.

Local occupiers include Amazon, iForce, DCS Group, Antolin and Thorlux Lighting.



## ACCOMMODATION

	Sq Ft	Sq m
Warehouse	53,977	5,014.63
GF Reception	865	80.35
FF Offices	5,959	553.66
<b>Total GIA</b>	<b>60,801</b>	<b>5,648.64</b>

## SPECIFICATION

The unit has been built to a high quality sustainable specification including:



12.5M INTERNAL  
HAUNCH HEIGHT



50M SERVICE  
YARD



6 DOCK LEVEL  
ACCESS DOORS



2 GROUND LEVEL  
ACCESS DOORS



ROOF MOUNTED  
SOLAR PV PANELS



60 PARKING  
SPACES



16 HGV PARKING  
SPACES



5 EV CHARGING  
POINTS



LED OFFICE  
LIGHTING

**BREEAM®**

'EXCELLENT'



800 KVA  
POWER



50 KN/M² FM-2  
FLOOR LOADING



SELF-CONTAINED  
SITE



VRF COOLING  
& HEATING



EPC  
'A' RATING



## TERMS

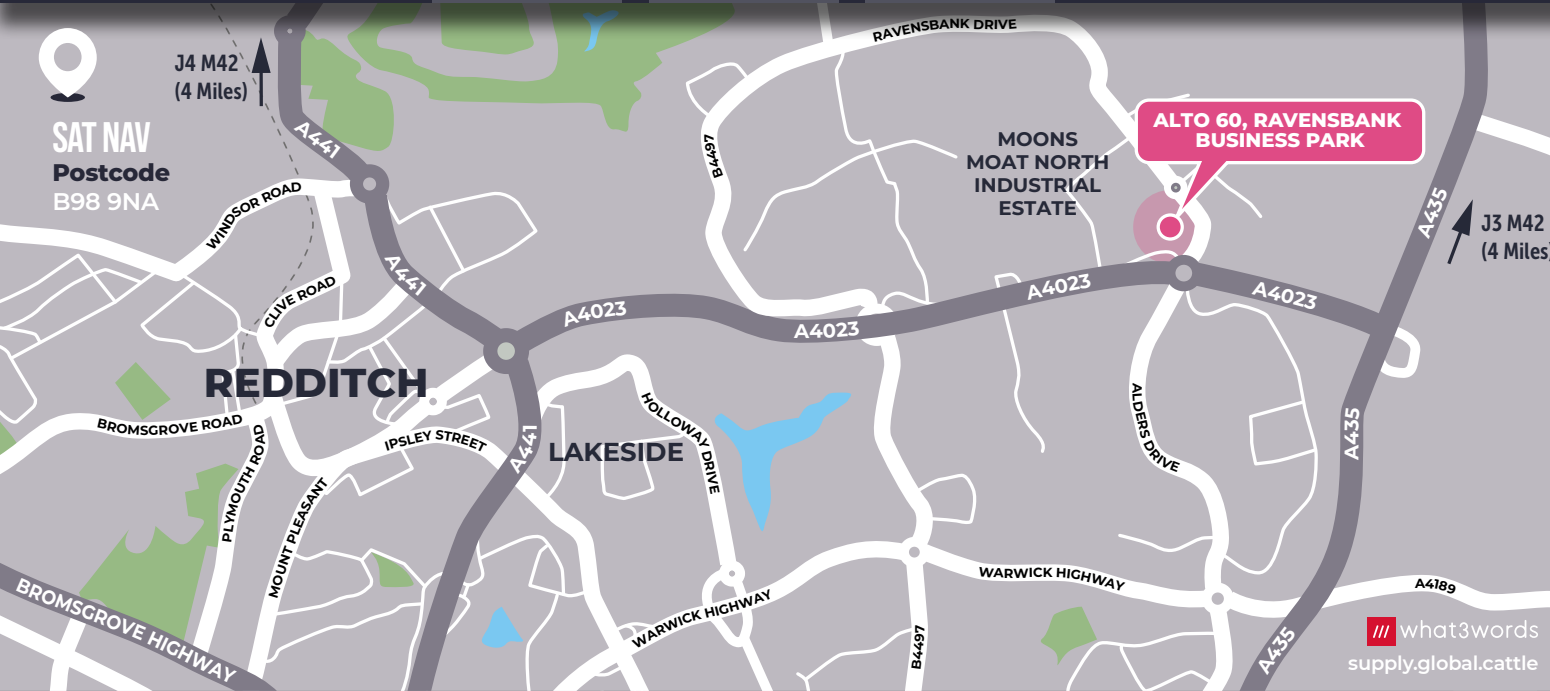
The property will be available on a leasehold basis by way of a new full repairing and insuring lease. Rent on application and all terms exclusive of VAT.

## RATEABLE VALUE

The property is to be assessed on practical completion.

## PLANNING

The property can be used for E(g)(iii), B2 and B8 uses.



## LOCATION

The property is situated on Ravensbank Drive in a well established commercial location. The property is located off the A435, providing access to the M42 and wider national motorway network.

### ANTI MONEY LAUNDERING REGULATIONS

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed we will request proof of identification for the purchasing entity.

DRIVE TIMES	DISTANCE	TIME
M42 Junction 3	4 miles	10 mins
Birmingham	16 miles	39 mins
Birmingham International Station	17.3 miles	23 mins
Birmingham International Airport	17.3 miles	23 mins
Coventry	25 miles	36 mins
Manchester	100 miles	2h 24m
London	110 miles	2h 11m
Leeds	130 miles	2h 28m

\*Source Google Maps

## FURTHER INFORMATION

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