

TO LET

**REFURBISHED INDUSTRIAL LOGISTICS UNIT
AVAILABLE OCTOBER 2026**

UNIT 4

VELOCITY⁴²
REDDITCH

81,874 SQ FT

**OLD FORGE DRIVE
REDDITCH, B98 7HN**

WHERE BUSINESS GAINS VELOCITY



VELOCITY⁴²
REDDITCH

UNIT 4
TO LET

M42, JUNCTION 2 VIA
OLD FORGE DRIVE (A4189)
BIRMINGHAM ROAD (A441)
16 MINS – 7.6 MILES

ACCELERATE YOUR OPERATION

Designed to a Grade A specification that supports operational efficiencies, **VELOCITY 42** provides high-quality warehouse and office accommodation tailored to modern occupier requirements. Every element has been carefully considered to maximise operational flexibility, enhance workflow and drive long-term business success.

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12.5M MINIMUM EAVES HEIGHT
- 

53M SECURE SERVICE YARD
- 

6 DOCK LEVELLERS
- 

86 CAR PARKING SPACES
- 

2 LEVEL ACCESS DOORS
- 

FIRST FLOOR OFFICE SPACE
- 

50kN/SQ M FLOOR LOADING
- 

INDICATIVE PALLET POSITIONS
7,300 - WIDE AISLE
11,600 - VNA
- 

LED LIGHTING IN WAREHOUSE
- 

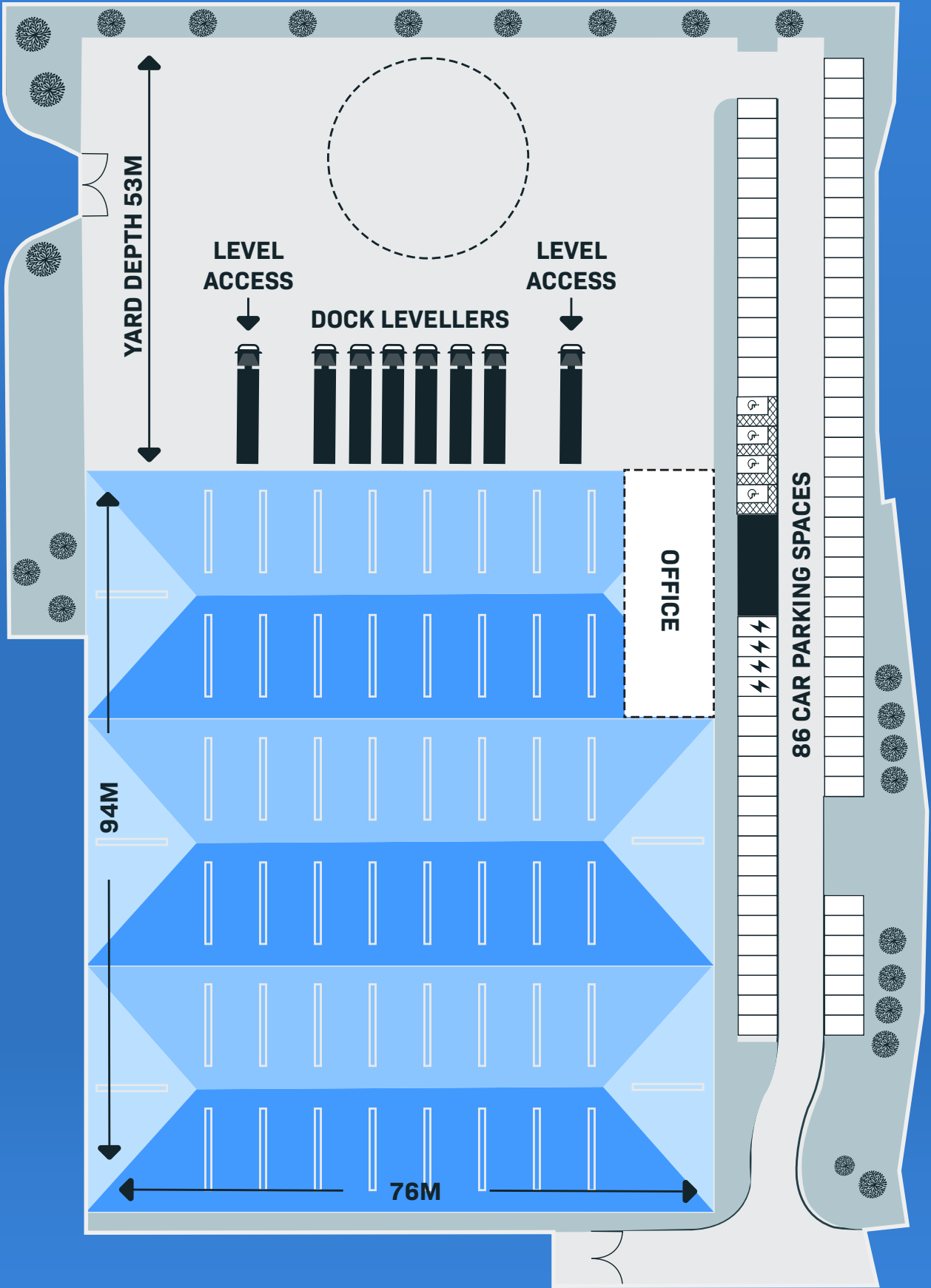
WC
TOILET FACILITIES
- 

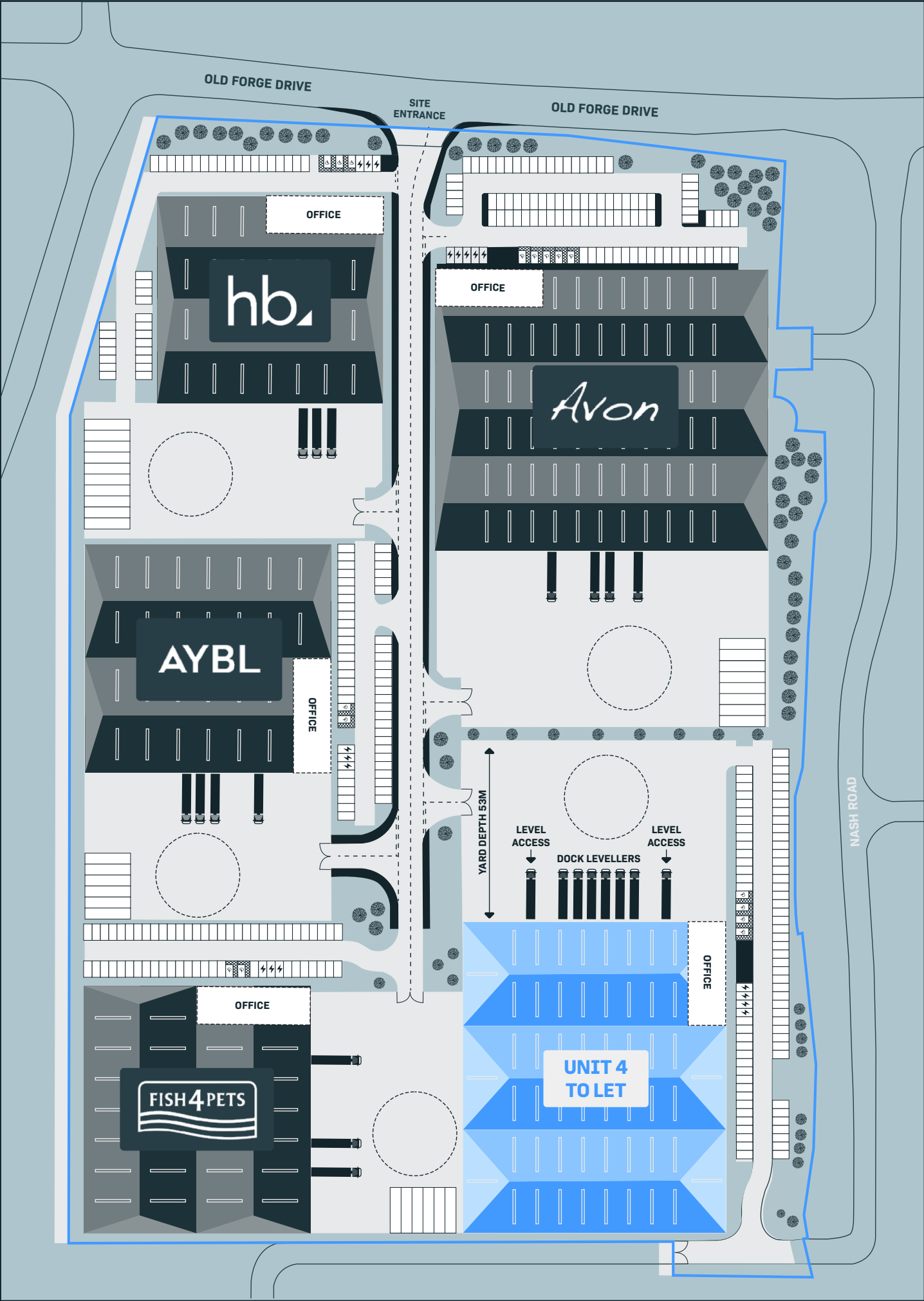
BREEAM RATING 'VERY GOOD'
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EPC - BAND A

A TOTAL OF 81,874 SQ FT (7,606.35 SQ M) OF HIGH-SPECIFICATION ACCOMMODATION, COMPRISING WAREHOUSE AND FIRST-FLOOR OFFICE SPACE

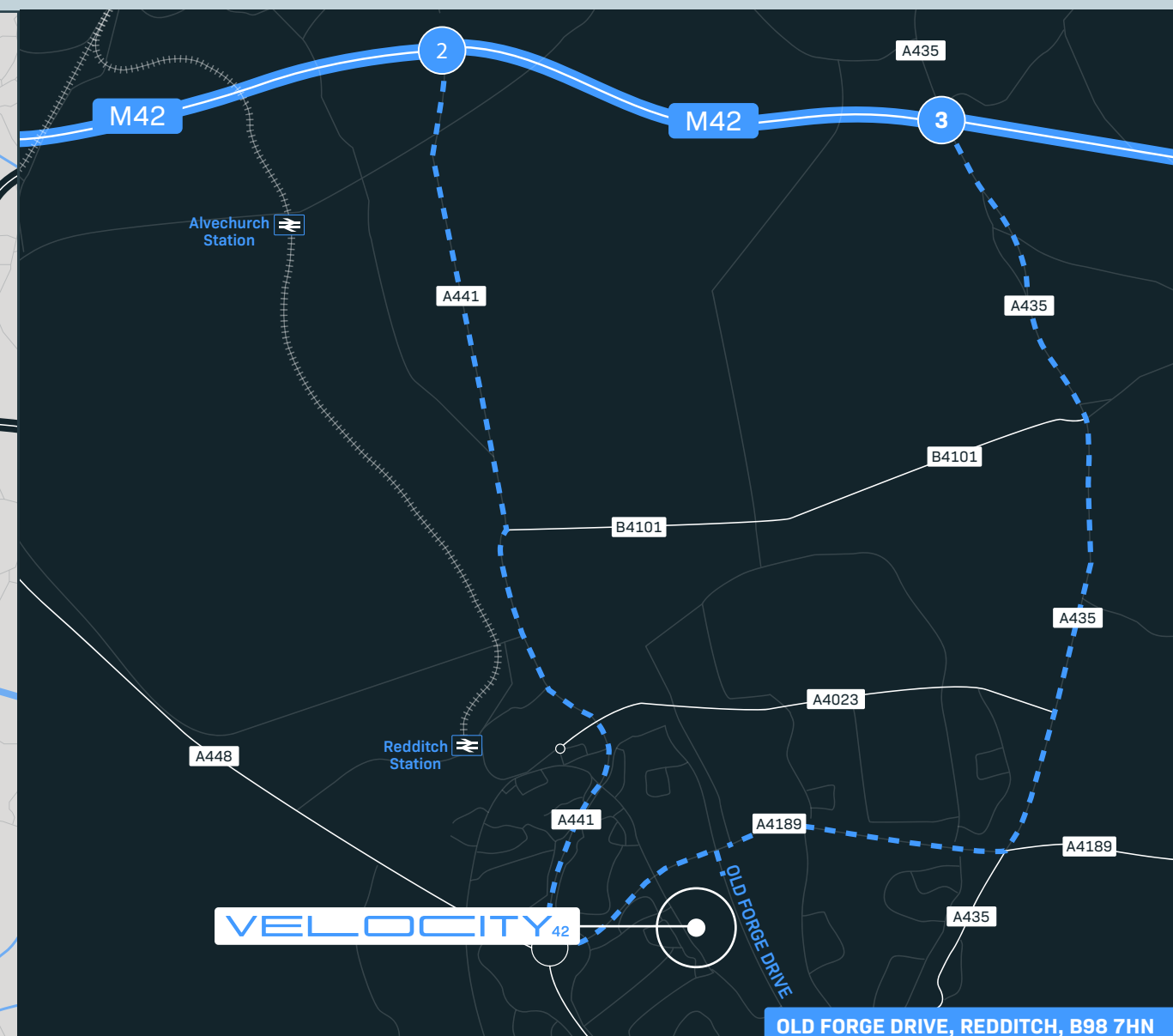
WAREHOUSE	78,030 SQ FT	7249.2 SQ M
OFFICE	3,844 SQ FT	357.15 SQ M
TOTAL (GIA)	81,874 SQ FT	7,606.35 SQ M





VELOCITY₄₂
REDDITCH





Source: ONS Annual Population Survey 2024

All data is sourced from the Office for National Statistics (ONS).

SERVICE CHARGE

A service charge is payable for the communal areas.

LEGAL COSTS

Each party is to bear their own legal costs in respect of any transaction.

RATEABLE VALUE (RV)

£560,000 as of April 2026.
Rates payable £284,480 (26/27)

TERMS

The property is available on a leasehold basis. Rent on application.

VAT

Will be due on all Rent & Service Charge payments.

ANTI-MONEY LAUNDERING

A new Tenant will be required to share information as required by AML UK legislation.

To find out more please contact joint sole agents:



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