



AURORA PARK

Redditch

RAVENSBANK DRIVE • REDDITCH • B98 9AY

New warehouse units
**7,718 to
22,260 sq ft**

TO LET

AVAILABLE Q3 2027
auroraparks.co.uk/redditch



What3Words
///zone.hidden.foal



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 7,718 to 22,260 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

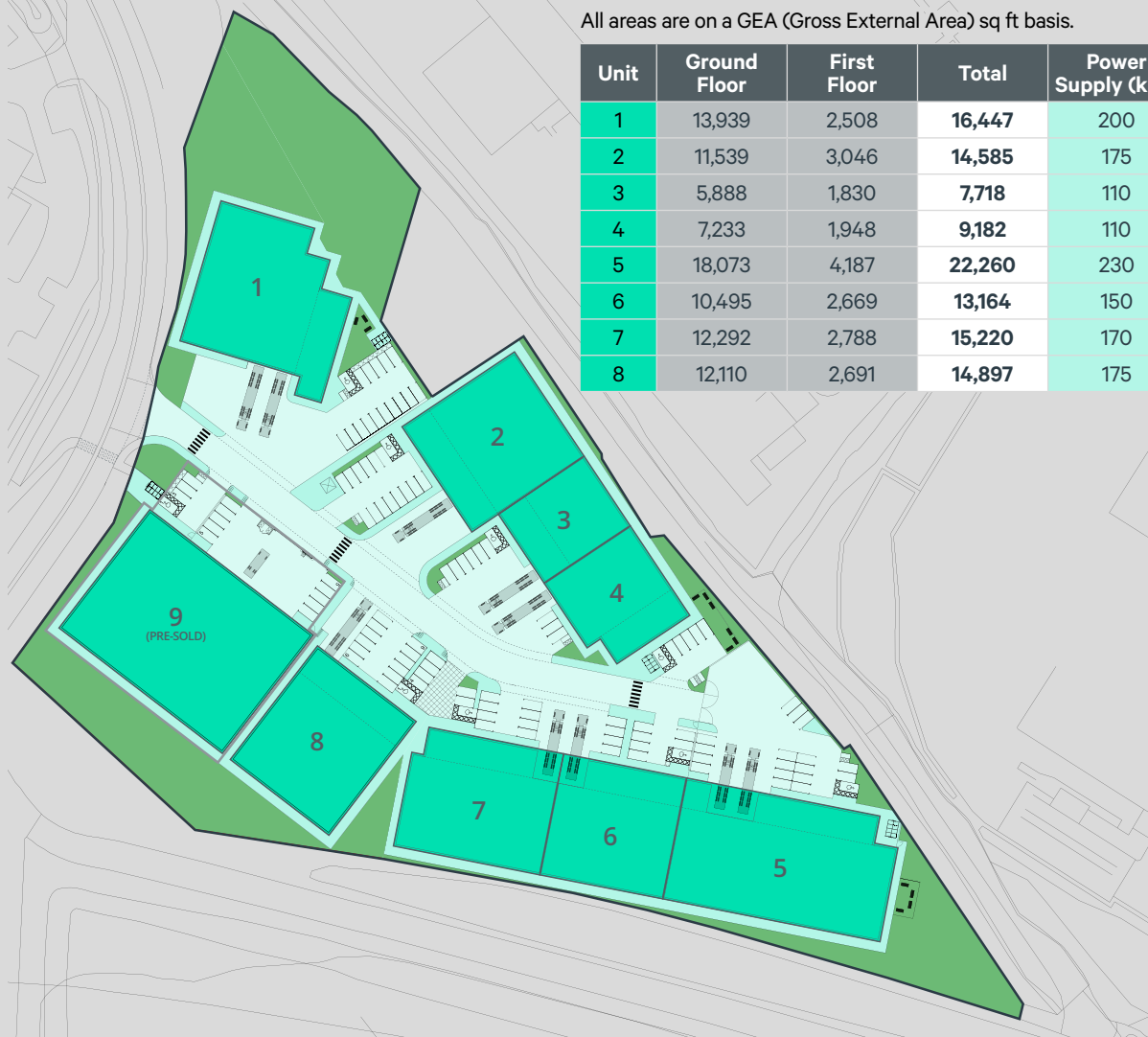

Rates of pay **12% lower** than UK average



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	2,508	16,447	200
2	11,539	3,046	14,585	175
3	5,888	1,830	7,718	110
4	7,233	1,948	9,182	110
5	18,073	4,187	22,260	230
6	10,495	2,669	13,164	150
7	12,292	2,788	15,220	170
8	12,110	2,691	14,897	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

auroraparks.co.uk/redditch



A Sustainable Approach.



Green Credentials.

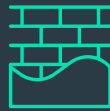
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

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



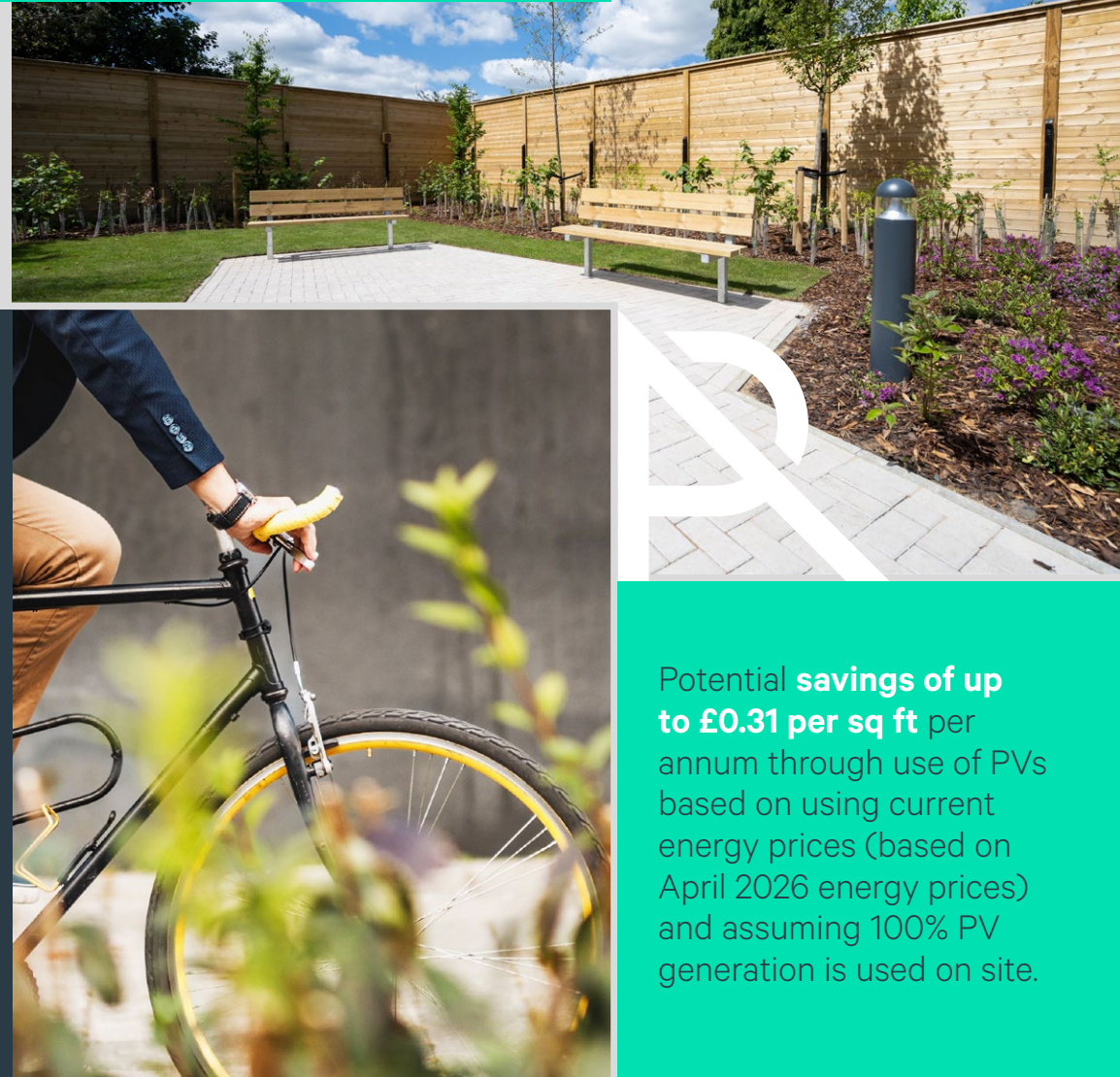
15% warehouse roof lights
increasing natural lighting



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.

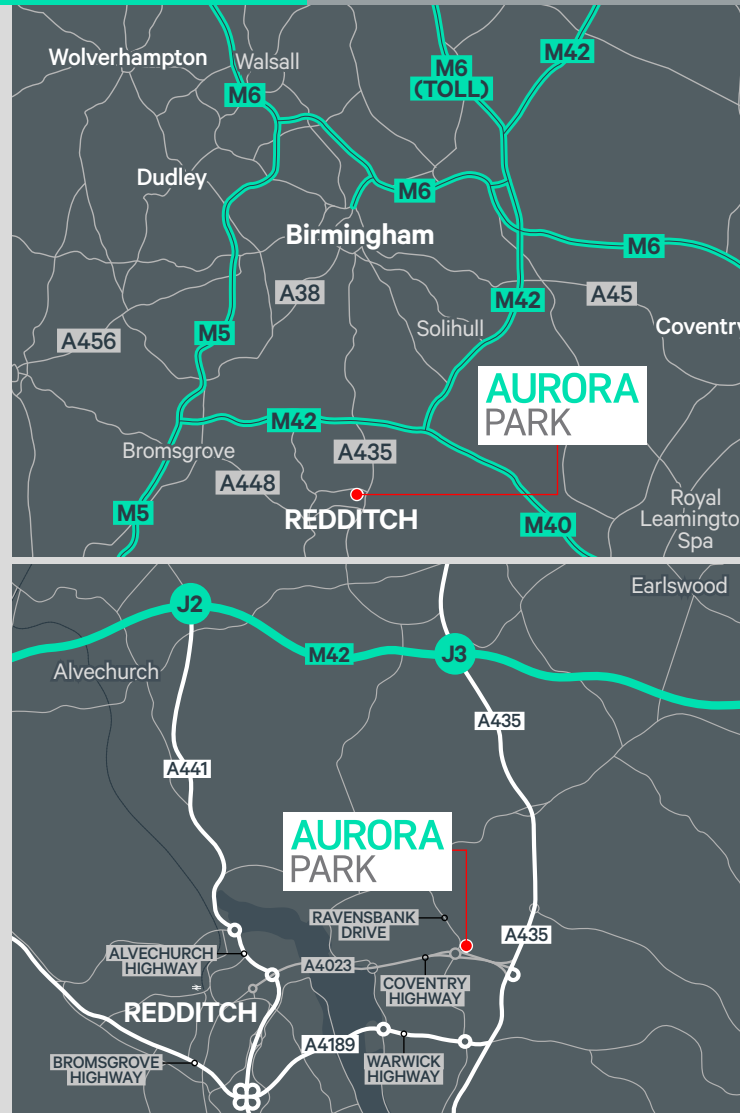


Click here to view
Google Maps



What3Words
///zone.hidden.foal

	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:



Ian Parker

07977 008 815 • ian@truslove.co.uk

Ben Truslove

07791 371 032 • ben@truslove.co.uk



Georgina Thompson

07793 461 360 • georgina.thompson@m1agency.co.uk

Ben Grinnell

07824 397 718 • ben.grinnell@m1agency.co.uk



Neil Slade

07766 470 384 • neil.slade@harris lamb.com

Lauren Allcoat-Hatton

07586 632 441 • lauren.allcoat-hatton@harris lamb.com

Thomas Morley

07921 974 139 • thomas.morley@harris lamb.com

A DEVELOPMENT BY:

Hines Chancerygate