



RAVENS **R** COURT

Location Maps



view virtual tour at www.prop360.com/tours/100069



Shepherd Developments

www.shepherddevelopments.com



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RAVENS COURT

RAVENSBANK DRIVE, REDDITCH



for sale / to let

New offices for sale/to let 357 sq.m. (3,842 sq.ft.) to 3,995 sq.m. (43,000 sq.ft.)



Location

Ravens Court is located on a prominent frontage site to Ravensbank Business Park, the principal business park in Redditch. It is well established with a high quality managed environment and excellent dual carriageway access to junction 3 of the M42 via the A435 and thereby the Midlands motorway network and also direct access to Redditch Town Centre via the A4023.

Description

Ravens Court is a new high quality office development which will provide up to 3,995 sq m (43,000 sq ft) of superior office accommodation.

Phase 1 is now ready for immediate occupation providing two semi-detached buildings as follows:-

- Unit A - 908 sq m (9,769 sq ft) 44 car spaces
- Unit B - 714 sq m (7,684 sq ft) 35 car spaces

These offices can be combined to provide a total of approximately 1,622sq m (17,453 sq ft). Each unit will have allocated car parking at the ratio of 1 space per 20 sq m (1:221 sq ft) net.

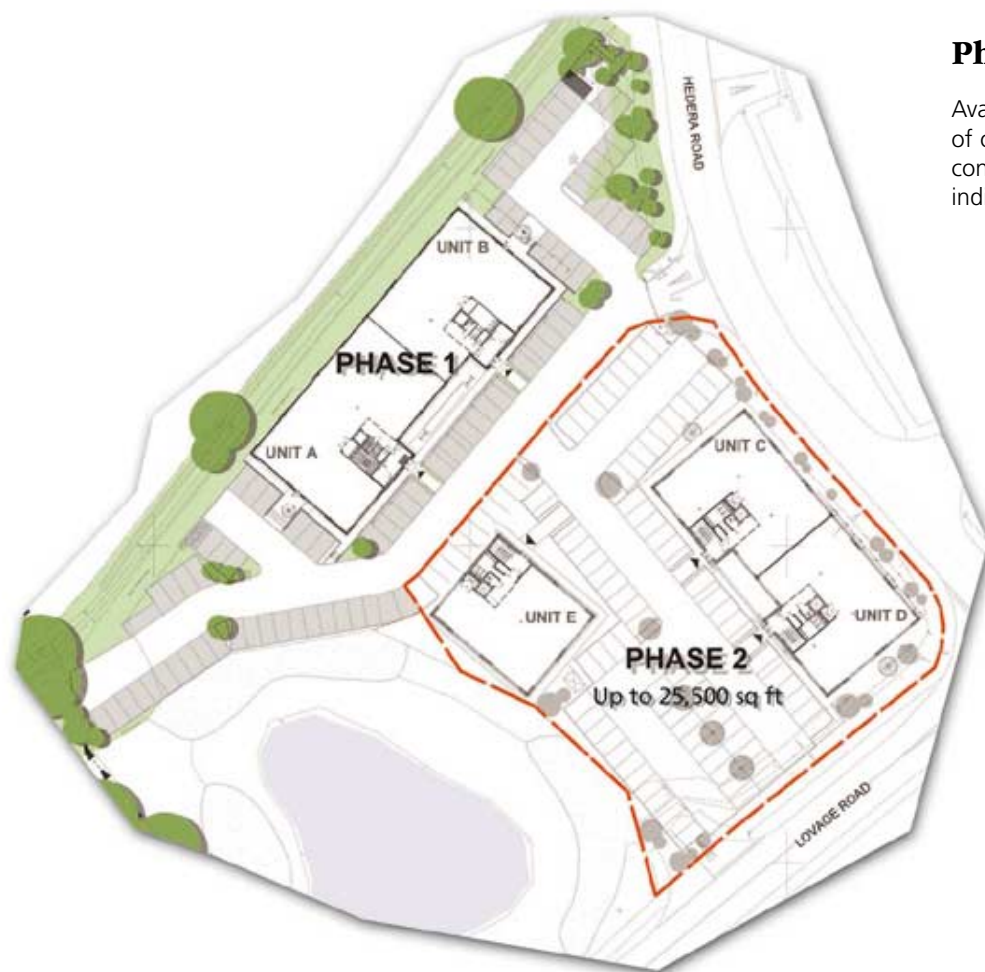
Terms

The properties are available by way of a traditional occupational lease or through the purchase of the virtual freehold. A service charge will be levied for the management of the building and estate to maintain the high quality environment of Ravens Court. Please contact the agents to discuss your needs and the quoting terms.



Phase 1 Specification

- Two storey self contained
- 150mm raised access floor with 1 floor box per 10 sq m
- Cherry hardwood joinery throughout
- Suspended ceilings with LG3 compliant lighting
- Buzz bar system under the raised floor
- Double glazing
- Fully carpeted
- High quality finishes throughout
- Ability to retro fit comfort cooling
- Male and female toilets on each floor



Phase 2

Available for immediate development Phase 2 can provide up to 2,369 sq m (25,500 sq ft) of offices over 0.4 ha (1 acre). The design and development team are ready to rapidly consider occupiers precise needs for a fast track development. The layout identified is indicative and can be adapted for occupiers needs.

