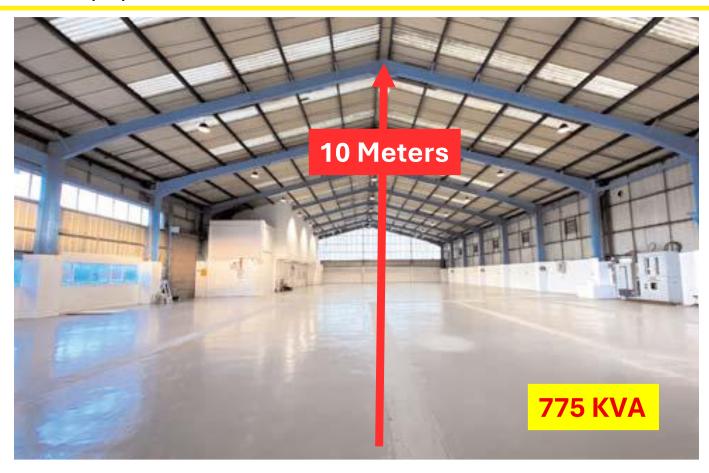


# To Let 18,057 sq.ft

Modern unit, suitable for a variety of occupiers. Recreation, gym, industrial, warehouse, garage.

10M Apex height. Large power supply 775 KVA

On the popular & established Arden Forest industrial estate



# Unit 3, EIC Business Park, Precision Way Arden Forest Industrial Estate, Alcester B49 6EP

18,057 sq.ft 1,677 sq.M

Only £5.70 sq.ft

£102,925.00 per annum

- Modern Industrial premises with offices
- Clear span Ind premises, 10M eaves height
- Popular & established industrial location
- Redditch 9 miles, Stratford 10 miles approx.
- 36 on-site parking spaces
- Large power supply 775 KVA
- Large site with in-out 40ft vehicle access gates



The unit is located on the popular, established Arden Forest Industrial Estate, on the outskirts of Alcester.

Ideally situated 8 miles south of Redditch and 9 miles west of Stratford Upon Avon

The unit enjoys excellent road links, ideally positioned with easy access to the motorway network via the A435, and A46

M42 Junction 3 is 10 miles north. M40 Junction 15 is 14 miles east. M5 Junction 7 is 16 miles west.

Nearby occupiers include Screwfix, Helping hands, Walls & Ceilings International, SJG International, Accrofab Ltd and many other major businesses.

Fees Each party pays their own fees

**EPC Rating** Available on request

Terms New lease, number of years to be agreed.

Rent £102,925.00 per annum exclusive (£5.70 sq.ft)

Rent increases 3.5% per year

**Service charge** Equivalent to 3% of the rent, for maintenance & upkeep of common areas.

Estate charge No estate charge payable

**VAT** All figures quoted are exclusive of VAT **VAT** Will be charged at the prevailing rate

Possession Upon completion of lease

Illegal use Unit, subject to periodic inspections

## **Viewing**

Croma Ltd, 511 Uppingham Road, Leicester LE5 6QB

**Contact** Bill Singh

Mobile 07 803 28 44 26
Office 0116 241 95 45
Email Bill@CromaLtd.com
Web www.CromaLtd.com

**Location SAT NAV: B49 6EP** 

ACCOMMODATION	SQ Feet Approx.
Clear open rectangular space	16,820
First floor, Offices & kitchen	1,237
TOTAL 1,677 sqM	18,057

#### The unit benefits

Suitable for a variety of occupiers Established sought after industrial location Good height, ideal for mezzanine floor Apex 10.25M, eaves 6.85M Clear, workable, open rectangular space New steel security doors No working hours restrictions Unit access 365 days, 24/7 Single span, without pillars, clear space Large 3 phase power supply 775KVA New high bay LED warehouse lighting Intruder alarm and fire alarm Front & side drive-in electric loading shutters Level concrete floor throughout Skylights providing good natural light Large, modern, detached unit Insulated walls and roof Steel clad pitched roof

# The offices benefit

Two story offices to building front
Large open plan office with kitchenette 25M x 4.4M
Large open plan office 13M x 4.2M
Good natural light & central heating
Carpeted, painted & Led Lighting
Male & Femail toilets blocks & Shower
Ground & 1st floor office access to warehouse

## Externally the unit benefits

Large yard for 36 cars / HGV parking / storage etc.
Secure CCTV site with gated perimeter fence
External stairs direct to 1st floor offices
The unit is on a large secure site
Large site with in-out 40ft vehicle access gates

Misrepresentation disclaimer: These particulars are for reference only, not fact, they do not form part of any offer or contract. No statements, plans, photographs are representations of fact or opinion. No person is authorized to give any representations, guarantees, warranties. Apparatus, equipment, chattel & services have not been tested, no warranty is provided to their availability, condition, serviceability. Interested parties must verify for themselves descriptions, conditions & permissions for use. Areas, measurements, distances are approximate. Premises are available unless let, sold, withdrawn. No liability is accepted for consequential loss or related negotiations. No liability is accepted for any loss, expenses or injury incurred in viewing. Exercise due diligence when viewing. No warranty is given premises are hazard-free or comply with Health & Safety laws. Subject to new lease.







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