

**CROMA**

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**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



**what3words:**

**/// glossed.playroom.openly**

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

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Office 0116 241 95 45

Email [Bill@CromaLtd.com](mailto:Bill@CromaLtd.com)

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**Location SAT NAV: B49 6EP**

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

### **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 & Female 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

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