

# To Let

## Industrial premise

On the popular Arden Forest industrial estate



**Unit 6 - EIC Business Park, Precision Way,  
Arden Forest Industrial Estate, Alcester, B49 6EP.**

**8,109 Sq Ft**

**Rent £37,440 per annum  
£4.62 per sq/ft**

**Rent includes service charge  
& building Insurance.**

- Industrial premises with offices
- Established popular industrial location
- Redditch 9 miles, Stratford 10 miles approx
- 14 marked parking spaces at unit front
- Immediately available
- Large site with IN-OUT 40ft vehicle access
- Single & 3 phase power
- Concrete floor, drive in electric roller shutter

**LOCATION; SAT NAV: B49 6EP**

The property is situated on Precision Way, off Tything Road West, on the established Arden Forest Industrial Estate, just to the northern fringe of the market town of Alcester. Tything Road (B4089) links into the A435 Birmingham Road, which access to the A46. Birmingham is 20 miles, Redditch is 9 miles. M42 (Junction 3) is 12 miles north. M40 (Junction 15) is 18 miles north-east

**SAT NAV: B49 6EP**

**The unit benefits from**

- Single & 3 phase power
- Lighting throughout
- Large drive-in roller shutter
- Single level concrete floor
- Fully alarmed
- Good natural light
- Double glazed offices
- Fitted kitchen
- Toilets and separate disabled toilet
- Large secure site, IN-OUT vehicle access
- 14 marked parking spaces at unit front
- Mains services connected
- Immediately available

ACCOMMODATION	SQ Feet Approx
Industrial / Warehouse	7,631
Offices	477
<b>TOTAL</b>	<b>8,109</b>

**RATING ASSESSMENT**

Rating information is available on request.

**LEGAL COSTS**

Each party, responsible for their own legal costs.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC is available on request.

**TERMS**

A new lease for a period of years to be agreed.  
At an initial rent of £37,440 per year exclusive.  
**Rent includes service charge & building insurance.**

**VAT**

VAT will be charged at the prevailing rate.

**POSSESSION**

Upon completion of the legal formalities.

**VIEWING**

Strictly by appointment through, **Croma Ltd**,  
511 Uppingham Road, Leicester, LE5 6QB

**Contact:** Bill Singh  
Mobile 07 803 28 44 26  
Email bill@cromaltd.com

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