

CROMA

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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 £44,654 per annum

**Rent inclusive of;
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 with drive in 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



DESCRIPTION

- The industrial premises 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 with 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
TOTAL	8,109

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 £44,654 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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