



# TO LET

## INDUSTRIAL MANUFACTURING/ WAREHOUSE PREMISES

UNIT 3, EIC BUSINESS PARK, TYTHING ROAD WEST,  
ARDEN FOREST INDUSTRIAL ESTATE, ALCESTER, WARKS. B49 6EP



# 24,247 sqft

(2,252.6 sqm) approx GIA

**6.7m EAVES HEIGHT (approx)**

**ONSITE PARKING AND SERVICE YARD PROVISION**

**LARGE ELECTRICITY SUPPLY**





**LOCATION**

The property is located off Tything Road West on the established Arden Forest Industrial Estate, Alcester. The Tything Road links to the main A435 Birmingham Road providing direct access to the A46 connecting to Birmingham/Redditch and Stratford/Evesham respectively. J3 M42 is 12 miles to the north with J15 M40 approximately 18 miles distant.

**DESCRIPTION**

The property comprises a detached industrial/manufacturing premises of portal frame construction with blockwork/steel clad elevations surmounted by a lined profile roof incorporating translucent roof lights.

The warehouse provides a painted concrete floor, 6.7m eaves (6m working height approx), high bay sodium and florescent tube lighting, gas fired heating and vehicular access via two roller shutter doors to side and front elevations. A mix of stores and W/C's are provided within the warehouse.

First floor office accommodation is provided offering open plan offices and tea point area, with carpet flooring, perimeter trunking, gas fired central heating and recessed/florescent tube lighting.

A large basement area is provided with goods access via an internal lift, offering storage with 2.4m working height, lighting via florescent tubes and W/C provision, with onsite parking and service yard areas externally.

**ACCOMMODATION**

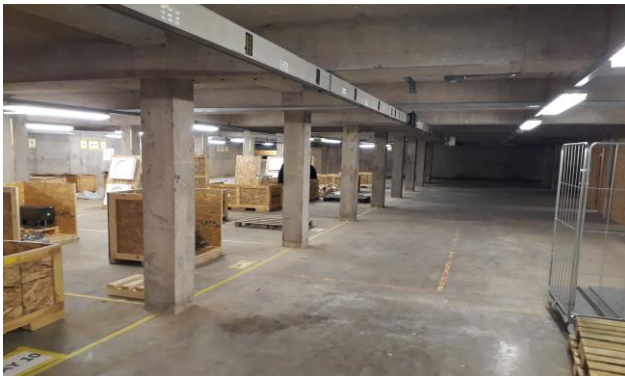
AREA	sqm	sqft
Warehouse/ Stores	1,461.9	15,735.9
FF Offices	118.7	1,277.7
Basement	672	7,233.4
<b>TOTAL GIA</b>	<b>2,252.6</b>	<b>24,247</b>

**AVAILABILITY**

The premises are available by way of a sub-lease for terms to be agreed or assignment of the existing lease, commencing 4<sup>th</sup> October 2017 and expiring 3<sup>rd</sup> October 2027.

**RENTAL**

Current passing rent is £93,000, per annum exclusive. The rental increases by 4% per annum from expiry of the third anniversary of the lease.



**BUSINESS RATES**

On application

**EPC**

D 86

**SERVICES**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**LEGAL COSTS**

Each party to bear their own.

**VAT**

All prices quoted are exclusive of VAT, which may be chargeable.



**MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

**VIEWINGS**

Strictly via sole letting agents:

**HARRIS LAMB**  
75-76 Francis Road  
Edgbaston  
Birmingham  
B16 8SP

**Tel:** 0121 455 9455  
**Contact:** Neil Slade  
**Email:** neil.slade@harrislamb.com

**Date:** April 2019

**Subject To Contract**

