



TO LET

INDUSTRIAL MANUFACTURING/ WAREHOUSE PREMISES

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





(2,252.6 sqm) approx GIA

6.7m EAVES HEIGHT (approx)

ONSITE PARKING AND SERVICE YARD PROVISION

LARGE ELECTRICITY SUPPLY

COMMERCIAL & INDUSTRIAL AGENCY - VALUATION MANAGEMENT - INVESTMENT - PROJECT MANAGEMENT BUILDING SURVEYING - LANDLORD & TENANT - RATING RESIDENTIAL LAND & DEVELOPMENT - PLANNING

www.harrislamb.com 0121 455 9455



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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
TOTAL GIA	2,252.6	24,247

AVAILABILITY

The premises are available by way of a sub-lease for terms to be agreed or assignment of the existing lease, commencing $4^{\mbox{th}}$ October 2017 and expiring 3rd 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.



Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP T 0121 455 9455 F 0121 455 6595 E info@harrislamb.com www.harrislamb.com

Also at Worcester 01905 22666 and Stokeon Trent 01782 272555

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: Contact: Email:

0121 455 9455 Neil Slade neil.slade@harrislamb.com

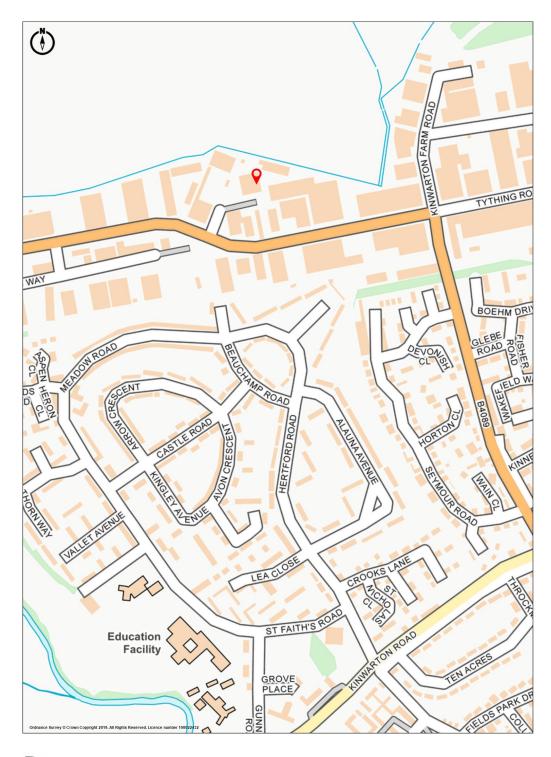
April 2019 Date:

Subject To Contract

Harris Lamb Limited Conditions under which Particulars are issued

Nessrs, Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that: 0 the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) al descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (ii) no person in the employment of Nessrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(v) all rentals and prices are quoted exclusive of VAT_V/ Harris Lamb is the trading name of Harris Lamb Limited.





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