

# To Let

## Industrial Premises



Unit 4, EIC Business Park, Precision Way,  
Arden Forest Ind Est, Alcester, Warwickshire, B49 6EP

4,371 Sq Ft      (406 Sq M)

£25,700 per annum  
Inclusive of building insurance  
and service charge

- Industrial premises with offices & kitchenette
- Established industrial location
- Redditch 9 miles, Stratford 10 miles
- 9 Parking spaces
- Single & 3 Phase power
- Large secure site with IN-OUT 40ft vehicle access

## LOCATION; SAT NAV: B49 6EP

The property is situated fronting Tything Rd, on the established Arden Forest Ind 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



## DESCRIPTION

The unit benefits from single and 3 phase electricity, Gas blower heaters, lighting throughout, access is via large drive-in roller shutter, solid concrete level floor, fully alarmed and good natural light.

The unit has good quality, open plan offices on the ground floor, which benefit from central heating, double glazed, and perimeter trunking. along with separate kitchen and WC facilities

Single & 3 Phase power

Concrete floors;

Offices, Kitchenette, Male & Female toilets

Steel clad roof. No asbestos on site

9 Parking spaces.

The unit is on a large secure site with IN-OUT 40ft vehicle access.

All mains services are connected.

Available January 2018

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## ACCOMMODATION

DESCRIPTION	SQ.FEET	SQ.METER
Warehouse	3,322	306.62
Offices Ground	1,049	97.46
<b>TOTAL</b>	<b>4,371</b>	<b>406.08</b>

## RATING ASSESSMENT

Rating information is available on request

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

## TERMS

The premises are available by way of a new normal full repairing and insuring lease at an initial rent of **£25,700 per annum, Inclusive of building insurance and service charge**

Prices are quoted excluding VAT.



## VIEWING

Strictly by appointment with the sole agent

## Croma Commercial Ltd

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