



WAREHOUSE/WORKSHOP UNIT

8206 SQ FT (763 SQ M)

20 Mill Industrial Park Birmingham Road, Alcester, B49 5QG

To Let

- MODERN LOFTY UNIT
- INSULATED LOADING DOOR
- CONVENIENT LOCATION
- EAVES HEIGHT 23'8" (7.22 M)
- AVAILABLE IMMEDIATELY
- INTEGRAL OFFICES

LOCATION

Unit 20 is located off Birmingham Road, within a popular multi-let commercial development. The Mill Industrial Park has been extended in phases, with tenants ranging from sole traders to international businesses.

Alcester Town Centre is approximately 1.5 mile to the south with Redditch Town Centre being 8 miles to the north. Transport links are good with access via the A435 and M42 Motorway, with J3 being within two minutes drive.

DESCRIPTION

The Unit is of steel portal frame construction with a ridged and pitched, insulated profile steel roof, incorporating double glazed uPVC roof lights with full height insulated profile steel clad walls.

The Warehouse benefits from LED lighting and has an eaves height of approximately 23' 8" (7.22 metres). There is a substantial Mezzanine Floor, which is configured to provide good quality Office accommodation, with suspended ceilings incorporating LED lights and air-conditioning.

The Gross Internal Area (GIA), including the Mezzanine offices, extends to approximately 8,206 sq ft (763 sqm).



TENURE

New Full Repairing and Insuring Lease for 3 or more years.

RENT

£55,000 per annum (excluding VAT) payable quarterly in advance.

SERVICE CHARGE

This is included within the Annual Rent.

LEGAL FEES

Each party to pay their own costs.

RATEABLE VALUE

TBC

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

VIEWING

Strictly by appointment with our Reception on 01527 584242

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.