



TO LET

BRAND NEW WAREHOUSE READY FOR OCCUPATION



UNIT 2 ATLAS WAY, KEYTEC EAST, PERSHORE WR10 2NG

- 7,798 sq ft (724.42 sq m) GIA
- Newly built warehouse / industrial facility with a gated, secure yard area
- High specification with a minimum eaves height of 6m, a 70kVa three phase supply and solar PV on the roof.
- Excellent welfare facilities including separate works & office WCs, shower and ground & first floor kitchenettes.
- First floor office space with three elevations of glazing.
- Located adjacent to the A44

GJS | Dillon

The Commercial Property Consultants

01905 676169

www.gjsdillon.co.uk



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Location

Unit 2 Atlas Way is located within Keytec East Business Park, Pershore. Keytec East lies one mile north of Pershore town centre, a market town with a population of 8,400 and good local facilities.

Keytec East, along with the wider Pershore Trading Estate benefits from good road links being adjacent to the A44, which provides direct access to Junction 5 of the M5 Motorway (being seven miles north of the property) as well as Worcester & Evesham. Pershore mainline station is also adjacent and has a direct service to London Paddington.

Description

This newly built warehouse offers:

- Portal frame warehouse
- First floor, open plan offices
- Up & over access door
- LED lighting throughout
- Min eaves height of 6m
- Max apex height of 7.75m
- 3 phase electricity
- Solar pv on the roof
- Secured, gated service yard
- Min yard width of 25m
- 11 designated parking spaces
- Including three disabled spaces & two electric vehicle charging points

Ground	607.98 sq m	6,544 sq ft
First	116.44 sq m	1,254 sq ft
Total	724.42 sq m	7,798 sq ft

Guide Rental

£65,000 per annum (exclusive)

Rating Assessment

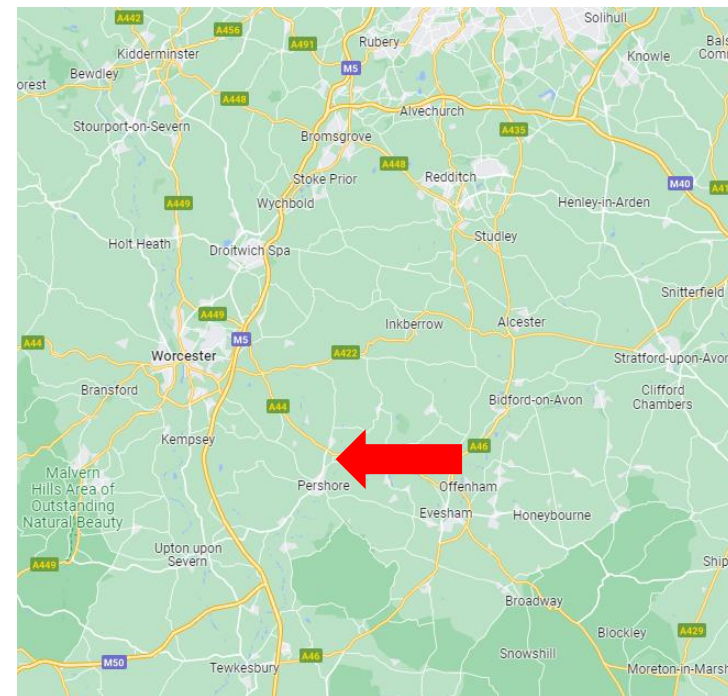
Rateable Value available on completion.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Tenure

The property is available on a new formal business lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

Available on completion.

Viewing and further information:
call 01905 67 61 69

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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and grants upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

GJS Dillon

The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



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SITE PLAN

