

2,531 sq ft
(235.1 sq m)

industrial unit
with office
accommodation



Leasehold

Industrial | warehouse unit

Unit 23 Keytec 7 Business Park

Aintree Road
Persore WR10 2JN

Unit 23 Aintree Road comprises a mid-terraced steel portal framed unit, refurbished to a high standard. Internally the property provides single bay warehousing, accessed by a single roller shutter door with canopy over with clear eaves height of 5.5m. Reception areas, office, kitchen and WCs are located at the front of the property at ground and first floor level. The unit benefits from car parking at the front, accessed directly off Aintree Road.

Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent	£25,310	£10.00 psf
Service Charge	£1,139	£0.45 psf
Insurance	£430	£0.17 psf
Total cost	£26,879	£10.62 psf

Specification

- // Dedicated front car parking
- // One loading door with canopy
- // High specification
- // Eaves height of 5.5m



Unit 23 Keytec 7 Business Park

Aintree Road Pershore WR10 2JN

Location

Keytec 7 Business Park is situated within an established industrial location with excellent connectivity with direct access to the A44.



M5 J6
8.2 miles



Pershore Train Station
0.8 miles



Birmingham International Airport
40 miles



Additional information

Planning class	General industrial
Lease summary	The unit is available on flexible terms. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	B

Key contacts

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