



Units 25 & 26 Arden Business Centre
Arden Road, Alcester, B49 6HN

Workshop / Warehouse Units

579 to 1,163 sq ft
(53.79 to 108.05 sq m)

- Motor Trade Use
- Neighbouring Units
- Convenient Position
- Available Immediately

Summary

Available Size	579 to 1,163 sq ft
Rent	£7,000 - £17,000 per annum
Business Rates	100% Business Rate Relief potentially available.
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Unit 25 is a mid-terraced, self-contained, Workshop / Warehouse unit with integral office accommodation, WC and a section of Mezzanine storage to the rear. Internally, the unit benefits from LED lighting, a gas-fired heater and loading access via a roller shutter door.

Externally, the unit benefits from two parking spaces to the front.

Unit 26 is an end-terraced, self-contained, Workshop / Warehouse unit with integral office accommodation, WC and a section of Mezzanine storage. Internally, the unit benefits from LED lighting, a gas-fired heater and loading access via a roller shutter door.

Externally, the unit benefits from one parking spaces to the front and a further six parking spaces to the side.

Location

The units are located within a gated estate, which is accessed off Arden Road via a Private Road. The units are conveniently within the popular Arden Forest Estate to the north of Alcester Town Centre.

The units benefit from excellent road links via Birmingham Road (A435) and Stratford Road (A46), which links to the M42 to the north and M40 to the east.

Accommodation

The approximate Gross Internal Area (GIA) of the units are as follows:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 25	584	54.26	£7,000 /annum	Available
Ground - Unit 26	579	53.79	£10,000 /annum	Available
Total	1,163	108.05		

Utilities

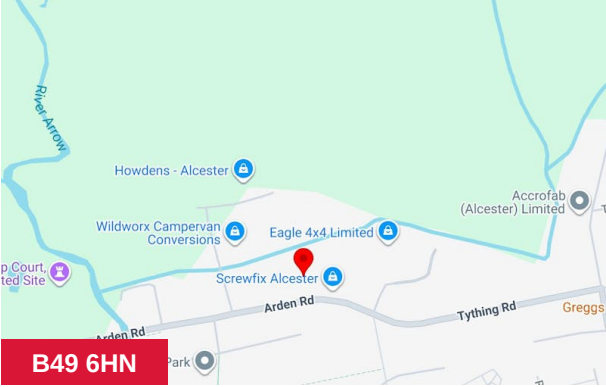
We understand that all mains services are connected.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding.

Viewing

Strictly by appointment with our Office on 01527 584242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk