



## Unit 8, Arden Court Alcester, B49 6HN

### Two-Storey Office Building with 10 Car Parking Spaces

**2,338 sq ft**  
(217.21 sq m)

- 10 Allocated Car Parking Spaces
- Available Immediately
- Prominent Position
- Self-Contained Two-Storey Office
- Courtyard Development
- May Sell



## Summary

Available Size	2,338 sq ft
Rent	£22,000 per annum
Business Rates	Upon Enquiry
Service Charge	£3,178 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

## Location

Warwickshire is a traditional location in the Heart of England. The market town of Alcester lies at the junction of the A435 and A422 trunk roads, being conveniently situated 7 miles north-west of Stratford-upon-Avon, 7 miles south of Redditch, and 10 miles north-east of Evesham. The town benefits from excellent road connections, with easy access to the M5, M42 (10 miles) and M40 (14 miles), providing links throughout the West Midlands motorway network, the National Exhibition Centre, and Birmingham International Airport and Station (approximately 22 miles distant).

## Description

Arden Court is an attractive courtyard office development built in 1990, immediately alongside the River Arrow. The scheme comprises five individual self-contained office buildings of traditional two-storey construction, built in buff brick under concrete tiled roofs. Windows are timber double-glazed throughout, and the courtyard features brick-paved parking areas and landscaped planting, creating a pleasant working environment.

Unit 8 is a two-storey, self-contained office of 2,338 sq ft (NIA) benefiting from gas-fired central heating, part air-conditioning, suspended ceilings with fluorescent lighting, and carpet tiles to main office areas. The accommodation also provides kitchen facilities and separate male and female WCs.

Externally, the unit benefits from 10 designated car parking spaces.

## Terms

The Property is available by way of a new Full Repairing and Insuring (FRI) terms for a term of 3 or more years.

Alternatively, our client may give consideration to a freehold sale.

## Rent

£22,000 Per Annum

## Service Charge

A service charge is levied to cover the upkeep and maintenance of the estate of £3,178 per annum.

## Services

Mains electricity, water, drainage and gas are connected.

## Legal Fees

Each party to bear their own fees.

## Viewings

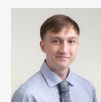
Strictly by appointment with our office on 01527 584 242.



## Viewing & Further Information



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