

TO LET / FOR SALE

1 ARDEN COURT, ARDEN ROAD, ALCESTER, WARWICKSHIRE, B49 6HN



2,144 SQ FT (199 SQ M) GIA END-TERRACED OFFICE

- SELF-CONTAINED OFFICE
- GAS-FIRED CENTRAL HEATING
- AIR-CONDITIONING
- COURTYARD SCHEME
- 9 CAR PARKING SPACES
- NEW LEASE AVAILABLE OR FREEHOLD

RENT £21,500 PER ANNUM (+ VAT)

PURCHASE PRICE £289,000 (+ VAT)

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LOCATION

Warwickshire is a traditional location in the Heart of England. The market town of Alcester lies at the junction of the A435 and the 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 City of Birmingham and the West Midlands conurbation are about 20 miles driving distance to the north. The town enjoys ease of access to the M5, M42 (10 miles) and M40 (14 miles), which give good road connections throughout the West Midlands motorway system, the National Exhibition Centre and Birmingham International Airport and Station (22 miles).

DESCRIPTION

Arden Court is a courtyard scheme of Offices built in 1990 immediately alongside the River Arrow. The development contains five individual self-contained Office units. The buildings are of two-storey traditional buff brick construction and concrete tiled roof. The windows are timber double-glazed throughout; externally there are brick paved parking areas with allocated parking spaces to each of the office units. This is interspersed with attractive planting and landscaping to provide an outstanding setting for the property.

Internally the office has been finished to a high standard with gas-fired central heating and part air-conditioning; suspended ceilings with recessed lighting, carpet tiles to main office areas and vinyl flooring to kitchens and cloakrooms. Kitchen and separate male and female WC facilities are provided.

Unit 1 extends to a Net Internal Area (NIA) of 1,775 sq ft (165 sq m) with the Gross Internal Area (GIA) being

RENT

£21,500 plus VAT Per Annum

PURCHASE PRICE

£289,000 plus VAT

RATEABLE VALUE

£17,250

SERVICES

Mains electricity, water, drainage and gas are connected.

EPC

Band C (65)

TENURE

A new Business Lease for a term of 3 or more years, or Freehold.

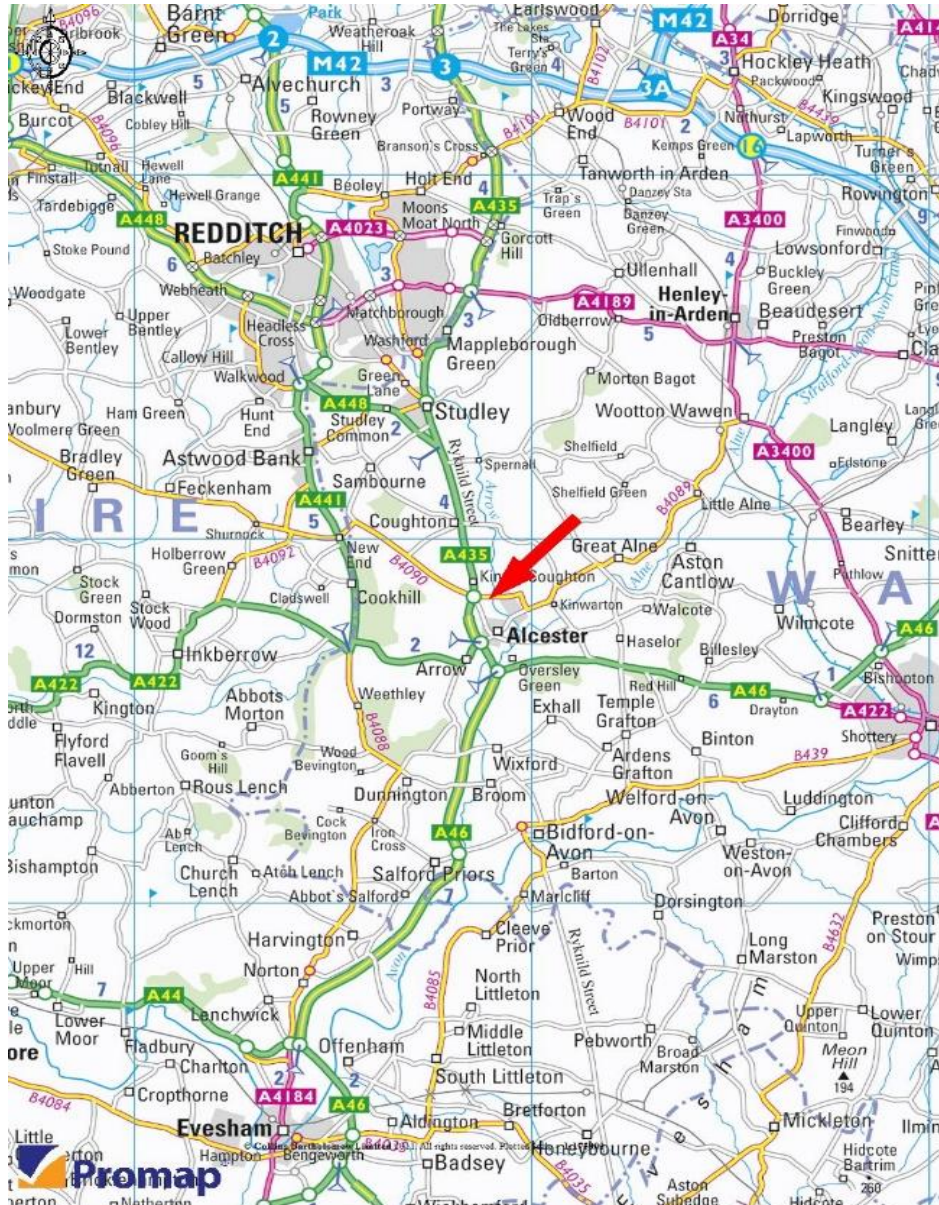
LEGAL FEES

Each party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.

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