

# TO LET

**UNITS 19A AND 19B KINWARTON FARM ROAD,  
ARDEN FOREST INDUSTRIAL ESTATE,  
ALCESTER, WARWICKSHIRE,  
B49 6EH**



## FACTORY/WAREHOUSE

- 1,591 SQ FT TO 4,382 SQ FT
- TRADE COUNTER POTENTIAL
- REFURBISHED
- SEMI-DETACHED
- CONVENIENT LOCATION
- NEW LEASE

**FROM: £12,000 PER ANNUM  
(NO VAT)**

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## LOCATION

Located on the very popular Arden Forest Industrial Estate, the units are accessed via Kinwarton Farm Road, providing excellent access to the nearby A435 (Birmingham – Evesham Road), leading directly to the M42 to the north and the M40, via the A46, to the east.

## DESCRIPTION

The Property comprises a semi-detached, two bay Factory/Warehouse Unit, constructed with traditional load-bearing cavity walls, presenting ideal accommodation for the small business.

Unit 19A fronts onto Kinwarton Farm Road, offering trade counter potential. Internally, a central lobby provides access to two offices, the Warehouse/Workshop area, Mezzanine Storage/Office, with separate ladies and gents WC's. The GIA extends to 2,791sqft (259sqm) with the Mezzanine providing a further 184sqft (17sqm).

Unit 19B is accessed via a fenced and gated Yard, leading to a roller shutter loading door to the rear. Internally, in addition to the main Workshop area there is an Office, Store, Mezzanine storage and 2 No WC's. The GIA is 1,591sqft

## LEASE

New Lease for a term of 3 or more years.

## ASKING RENT

Units 19A and 19B - £27,500 per annum.  
Unit 19A - £18,000 per annum.  
Unit 19B - £12,000 per annum

## SERVICES

All mains services are available.

## RATEABLE VALUE

£15,750

## EPC

Band D (85)

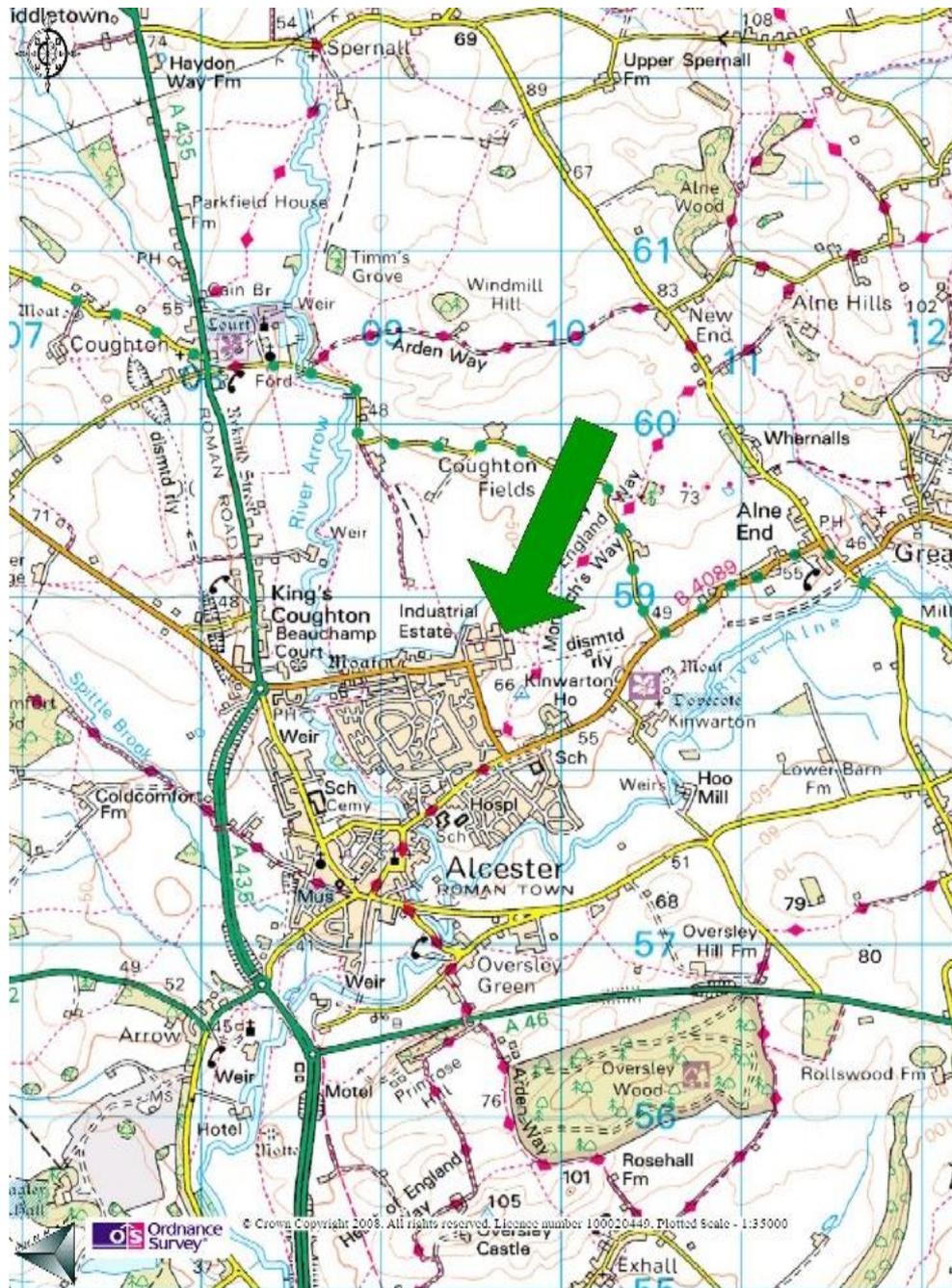
## LEGAL FEES

Each Party to bear their own fees.

## VIEWING

Strictly by appointment with our office - 01527 584 242.

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