

TO LET

UNIT 37 TYTHING ROAD EAST,
ALCESTER, WARWICKSHIRE,
B49 6ES



31,771 SQ FT (2,952 SQ M)

FACTORY/WAREHOUSE

- DETACHED UNIT
- LEVEL ACCESS AND DOCK LOADING
- 360° CIRCULATION
- TWO-STORY OFFICES
- SECURE YARD
- UPRATED ELECTRICITY SUPPLY

**£143,000 PER ANNUM
(PLUS VAT)**

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LOCATION

The Property is located on the very popular Arden Forest Industrial Estate in Alcester. Alcester is a small but thriving historic Warwickshire Town, approximately 8 miles west of Stratford-upon-Avon and 8 miles south of Redditch.

Tything Road provides excellent access, via Arden Road, 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 detached Factory/Warehouse Unit with two-storey offices to the front.

Internally, the Unit is reasonably well specified, with three electric roller-shutter doors and insulated wall and roof surfaces.

The Gross Internal Area (GIA) of Unit 37 is 31,771 sq ft (2,957 sq m)

Externally there is excellent access for loading and deliveries, as well as a secure yard to the rear.

ASKING RENT

£143,000 per annum on the basis of an FRI Lease for 3 or more years.

RATEABLE VALUE

£126,000

EPC

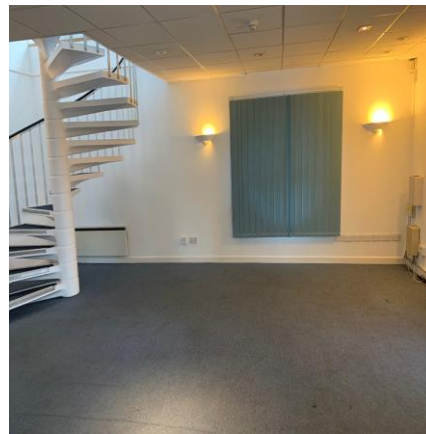
Band C (68)

LEGAL FEES

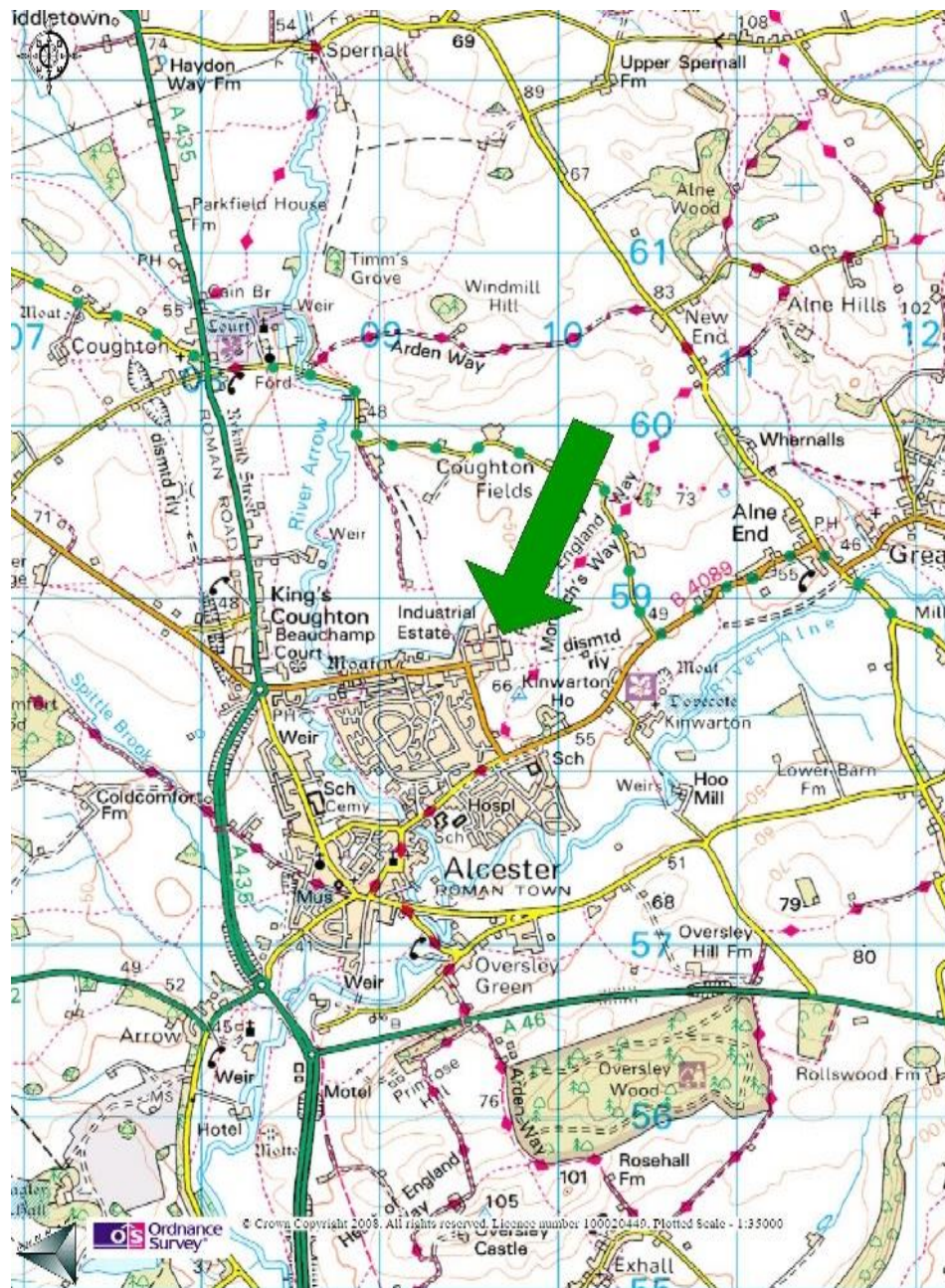
Each party to bear their own fees.

VIEWING

Strictly by appointment with our office – 01527 584 242



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