

# FOR SALE

UNIT 16 ARDEN BUSINESS CENTRE, ALCESTER,  
WARWICKSHIRE, B49 6HW



## TRADE COUNTER UNIT / WAREHOUSE 1,512 SQ FT (142 SQ M) GIA

- HIGH QUALITY ACCOMMODATION
- MAXIMUM WORKING HEIGHT 25' (7.62 M)
- CLOSE TO A435
- EASY ACCESS TO M40 & M42
- FORECOURT PARKING
- AVAILABLE IMMEDIATELY

**ASKING PRICE £160,000  
(PLUS VAT)**

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### DESCRIPTION

Alcester is a small but thriving Warwickshire Town which traces its origins to Roman Times, possibly earlier.

It has an interesting High Street with a mixture of multiple and Family Traders, a good range of predominantly middle-class housing, and a small element of Commercial/Industrial property, of which Arden Road is the most modern and accessible.

Arden Business Centre was constructed in the late 1980's and comprises 28 units laid out in 7 blocks. Each is of substantial steel-frame construction, with masonry walls beneath coated profile steel cladding with insulated roofs incorporating about 10% double-glazed skylighting.

Unit 16 comprises a mid-terrace Business Unit originally constructed as lofty factory/warehouse with eaves height of 25 feet (7.62m), however, the Unit has since been fitted-out to a high standard with a full height Showroom/Workshop leading to private offices and further offices at First Floor level, which benefit from glazing overlooking the Ground Floor.

The unit is well specified, with suspended fissure-tiled ceilings and inset fluorescent lighting together with good quality floor coverings throughout and a gas-fired blown air heater and down-fan.

A glazed shopfront has been installed behind the original roller-shutter door, providing additional natural light. In addition, Shower/WC and Kitchenette facilities are provided.

Externally, there is forecourt parking with excellent access for loading and unloading.

### ASKING PRICE

£160,000 plus VAT

### RATEABLE VALUE

£9,400 – 100% Rate Relief potentially available

### TENURE

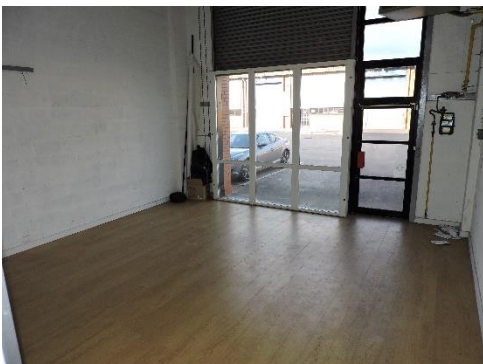
Virtual Freehold – 999-year Ground Lease

### EPC

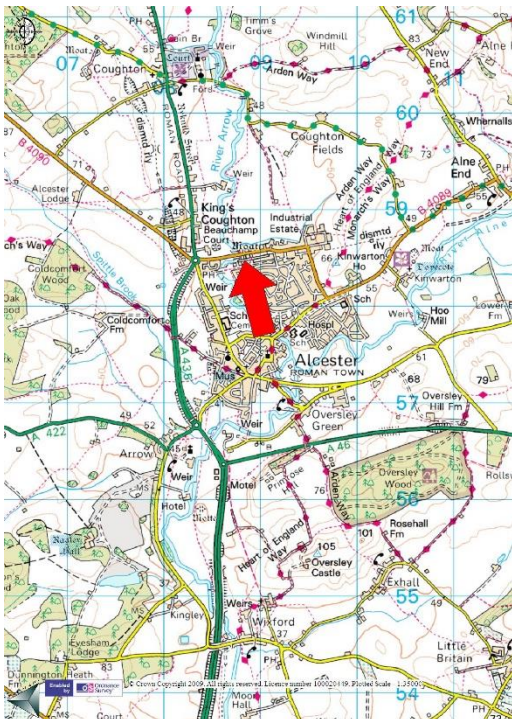
Band D (98)

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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