



Unit 20 The Mill Industrial Park
Birmingham Road, Kings Coughton, Alcester, B49 5QG

**Lofty Warehouse / Workshop
Unit**

8,206 sq ft
(762.36 sq m)

- LOFTY UNIT
- EAVES HEIGHT 23'8" (7.2 M)
- AVAILABLE IMMEDIATELY
- CONVENIENT LOCATION
- INSULATED LOADING DOOR
- INTEGRAL OFFICES

Summary

Available Size	8,206 sq ft
Rent	£55,000 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Unit 20 is located off Birmingham Road, within a popular multi-let commercial development. The Mill Industrial Park has been extended in phases, with tenants ranging from sole traders to international businesses.

Alcester Town Centre is approximately 1.5 mile to the south with Redditch Town Centre being 8 miles to the north. Transport links are good with access via the A435 and M42 Motorway.

Description

The Unit is of steel portal frame construction with a ridged and pitched, insulated profile steel roof, incorporating double glazed uPVC roof lights with full height insulated profile steel clad walls.

The Warehouse benefits from LED lighting and has an eaves height of approximately 23' 8" (7.22 metres). There is a substantial Mezzanine Floor, which is configured to provide good quality Office accommodation, with suspended ceilings incorporating LED lights and air-conditioning.

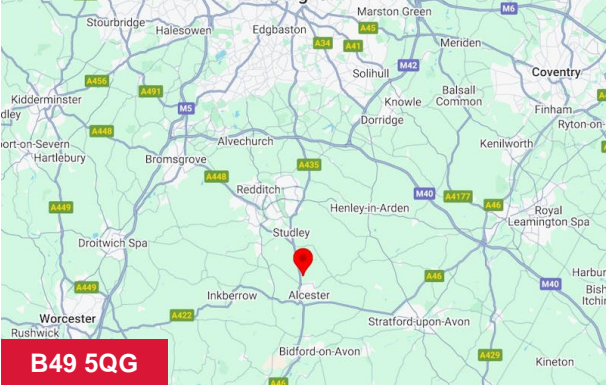
The Gross Internal Area (GIA), including the Mezzanine offices, extends to approximately 8,206 sq ft (763 sqm).

UTILITIES

All mains services are connected, save for gas.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.



Viewing & Further Information



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