



Unit 1, Mill Industrial Park
Kings Coughton, Alcester, B49 5QG

Warehouse with generous eaves height and useful mezzanine.

6,826 sq ft
(634.16 sq m)

- MAX EAVES HEIGHT 16'2" (4.93 M)
- MEZZANINE STORAGE/OFFICE
- AVAILABLE IMMEDIATELY
- CONVENIENT LOCATION
- GATED ESTATE
- 2 LOADING BAYS

Summary

Available Size	6,826 sq ft
Rent	£36,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	6,826	634.16	Available
Total	6,826	634.16	

Unit 1

Unit 1 is of steel portal frame construction with a ridged and pitched, insulated roof with insulated profile steel clad walls. There are rolling shutter loading doors to two elevators.

The Warehouse benefits from strip lighting and biomass heating with the eaves height being approximately 16'2" (4.93 metres). There is a section of Mezzanine Floor which provides a useful office/canteen area and storage.

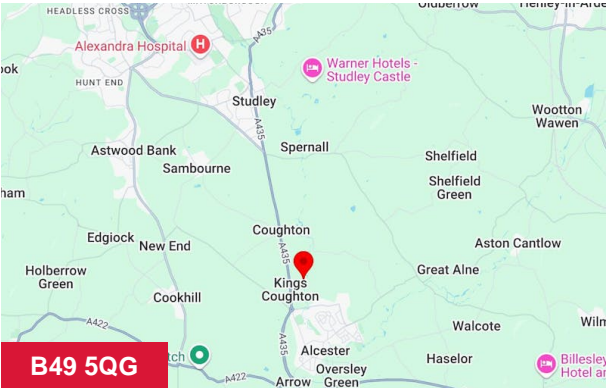
The Gross Internal Area (GIA), extends to approximately 6826 sq ft (634 sq m) with the mezzanine floor providing a further 324sq ft (30 sq m)

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



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk

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