

Unit 1

Keytec 7 Business Park
Kempton Road
Persore WR10 2JN



Leasehold

Industrial | warehouse unit

3,724 sq ft (346 sq m) industrial unit

with office accommodation

Unit 1 Kempton Road comprises an end-of terrace steel portal framed unit offering dual frontage, with clear eaves height of 4.75m. Internally, the unit provides LED lighting, fully fitted offices, reception area and WCs. The unit benefits from customer car parking at the front and a large loading area to the rear, accessed directly off Kempton Road.

Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent*	£31,840	£8.55 psf
Service Charge	£1,038	£0.45 psf
Insurance	£633	£0.17 psf
Total cost	£33,590	£9.02 psf

*Rent shown includes 12 month limited incentive.
Rent will be demanded at £35,378 per annum.

Specification

- ✓ Dedicated front car parking
- ✓ Rear loading area
- ✓ LED Lighting
- ✓ Eaves height of 4.75m

Floorplans



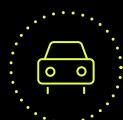


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Location

Keytec 7 Business Park is situated within an established industrial location with excellent connectivity with direct access to the A44.



M5 J6
8.2 miles



Pershore Train Station
0.8 miles



Birmingham International Airport
40 miles



Additional information

Planning class	General industrial
Lease summary	The unit is available on flexible terms. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	B

Key contacts

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