

The Enterprise Centre

Keytec 7 Business Park
Kempton Road
Pershore WR10 2TA



Leasehold

Industrial | warehouse unit

600 sq ft (55.7 sq m) industrial units

The Enterprise Centre at Keytec 7 Business Park comprises 12 starter units constructed in 2019 with steel portal frame to a high specification. The units provide roller shutter doors with clear internal eaves height of 5.5m as well as separate pedestrian entrances. The properties benefit from allocated car parking and loading areas to the front accessed directly from Kempton Road. The properties are unique in providing a great opportunity for new businesses.

Occupational costs

| | Per annum (£) | Rent (£ per sq ft) |
|----------------|---------------|--------------------|
| Rent | £8,400 | £14.00 psf |
| Service Charge | £180 | £0.30 psf |
| Insurance | £102 | £0.17 psf |
| Total cost | £8,682 | £14.47 psf |

Specification

- /// Dedicated front car parking
- /// Roller shutter doors
- /// High specification
- /// Eaves height of 5.5m

[Floorplans](#)



[Gallery](#)





The Enterprise Centre Keytec 7 Business Park

Kempton Road Pershore WR10 2JN

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/C – Unit dependent |

Key contacts

**fisher
german**

Lauren Allcoat-Hatton
lauren.allcoat-hatton@fishergerman.co.uk
07738 981 480

harrislamb

Sara Garratt
sara.garratt@harrislamb.com
07876 898 280

Charles D'Auncey
charles.dauncey@harrislamb.com
07747 897 866



Misrepresentation Act: These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. June 2025.



THE ENTERPRISE CENTRE AVAILABILITY SCHEDULE

October 2025

| Unit | Sq. ft. / Sq. m. | Rent (Per sq. ft.) | Rent (Per annum, exclusive) | Rateable Value (2023) * | EPC Rating | Availability |
|------|---|-----------------------|-----------------------------------|-------------------------------|---------------|--------------|
| 2 | 598 / 55.6 | £14.00 | £8,372 | £5,400 | B (46) | AVAILABLE |
| 5 | 595 / 55.3 | £14.00 | £8,330 | £5,400 | B (45) | AVAILABLE |
| 7 | 602 / 55.9 | £14.00 | £8,428 | £5,400 | B (50) | AVAILABLE |
| 9 | 598 / 55.6 | £14.00 | £8,428 | £5,400 | B (44) | AVAILABLE |
| 11 | 598 / 55.6 | £14.00 | £8,372 | Unit 11 & 12 – £12,000 | B (44) | UNDER OFFER |
| 12 | 824 / 76.55 (inc. 220 / 20.4 mezzanine) | £14.00 | £9,996 | | D (80) | AVAILABLE |

* An incoming tenant is likely to qualify for full rates relief; however, enquiries should be made with the local authority to confirm.

Contact: Sara Garratt

Mob: 07876 898 280

Email: sara.garratt@harrislamb.com

Ref: G008085

SUBJECT TO CONTRACT