

EPC RATING

B



Unit 21-23 Kempton Road

Keytec 7 Business Park, Pershore, WR10 2TA

Leasehold | Industrial/Warehouse Unit | 7,320 Sq Ft (680 Sq M)



TO LET



Location

Keytec 7 Business Park is largely recognised as one of the premier trading destinations within the Worcestershire area, situated just one mile north of Pershore town centre. The site has excellent connectivity with direct access to the A44, the main arterial road of the area, leading to the wider motorway network. Nearby Pershore train station is also located just a short walk away providing frequent services to London Paddington within two hours.



Description

Unit 21- 23 Kempton Road comprises a mid terraced steel portal framed unit, constructed in 2003. Internally the property provides 3 bay warehousing, accessed by 3 roller shutter doors with canopies over with an eaves height of 5.5 m. A reception area, office, kitchen and WCs are located at the front of the property at ground floor level.

It benefits from car parking at the front and a large loading area to the rear, accessed directly off Kempton Road.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 21-23 Kempton Road	7,320	680



Amenities



24/7 Access



Loading Doors x 3



Eaves Height 5.5m





Further information

Terms

Upon application.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

Current Rateable Value: £33,000.
Rates Payable: £18,018 per annum.

Services

Electricity and water are connected.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts of the wider estate..

EPC

The EPC rating is B.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

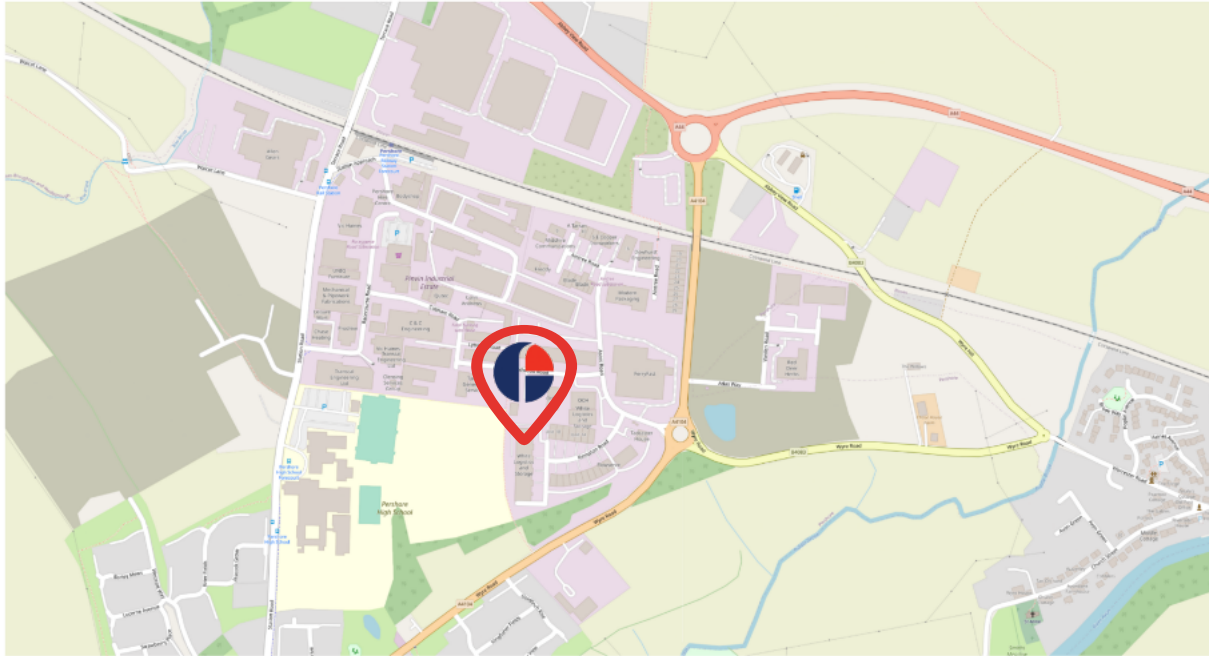
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

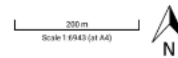
Strictly by prior arrangement with the sole agents.



Unit 21-23 Kempton Road, Pershore



Produced on Oct 12, 2023.
© Crown copyright and database right 2023 (licence number 100055532)



Approximate Travel Distances

- ### Locations
- M5 Junction 6 - 8.1 miles
 - Worcester - 10.3 miles
 - Evesham - 7.2 miles
 - Birmingham - 33.4 miles

- ### Nearest Station
- Pershore - 0.8 miles

- ### Nearest Airport
- Birmingham International - 38.6 miles

Viewings



Richard Tomlinson
01905 728 432
07967 195 147
richard.tomlinson@fishergerman.co.uk



Lauren Allcoat
01905 728 449
07738 981 480
lauren.allcoat@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2024. Photographs dated July 2024.

