

EPC RATING

B



Unit 21-23 Kempton Road

Keytec 7 Business Park, Pershore, WR10 2TA

Leasehold | Industrial/Warehouse Unit | 7,445 Sq Ft (692 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	7,445	692



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 2025/2026: 49.9p in the £

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

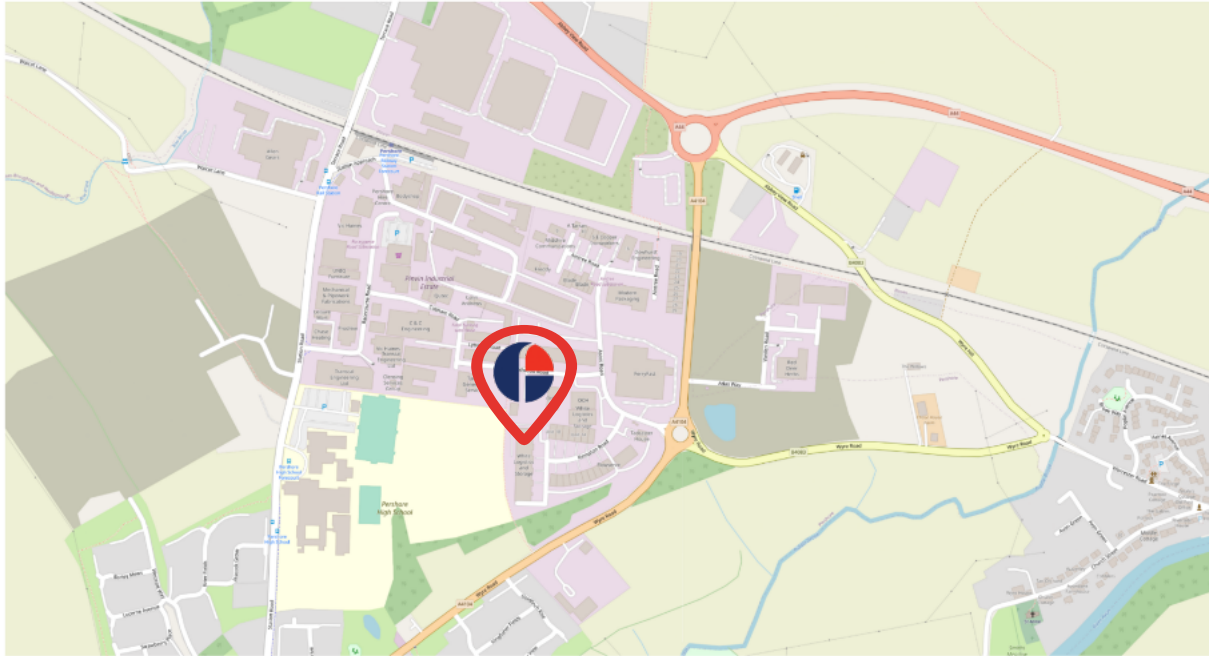
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

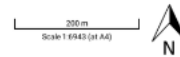
Strictly by prior arrangement with the sole agents.



Unit 21-23 Kempton Road, Pershore



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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



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Particulars dated July 2024. Photographs dated July 2024.

