

 **RENT**
£8,372
(per annum exclusive)

 **RATEABLE VALUE**
£5,400

 **EPC RATING**
D



Unit 2, The Enterprise Centre

Keytec 7 Business Park, Pershore, WR10 2TA

Leasehold | Industrial/Warehouse Unit | 598 Sq Ft (55.55 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

The unit is steel portal frame construction with profile sheet cladding. The unit is accessed via a pedestrian door to the left hand side of the unit.

The property benefits from an eaves height of 5.23m, sectional roller shutter door 3.59m (h) x 2.75m (w), concrete floor, lighting and WC.

Externally there is one allocated parking space.



Accommodation

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

Description	Sq Ft	Sq M
Unit 2	598	55.55



Amenities



24/7 Access



Loading Door



Parking



Service Charge



Further information

Guide Rent

£8,372 per annum exclusive.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rateable Value £5,400*
2024/2025 Rates Payable 49.9p in the £

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

Services

We understand that the unit has water, and single phase electricity. These services have not been tested and any enquiring party is encouraged to make their own enquiries in this regard.

EPC

The property has an EPC Rating of D.

Legal Costs

A contribution of £750 plus VAT will be payable towards the landlord's legal costs.

Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

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.

References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

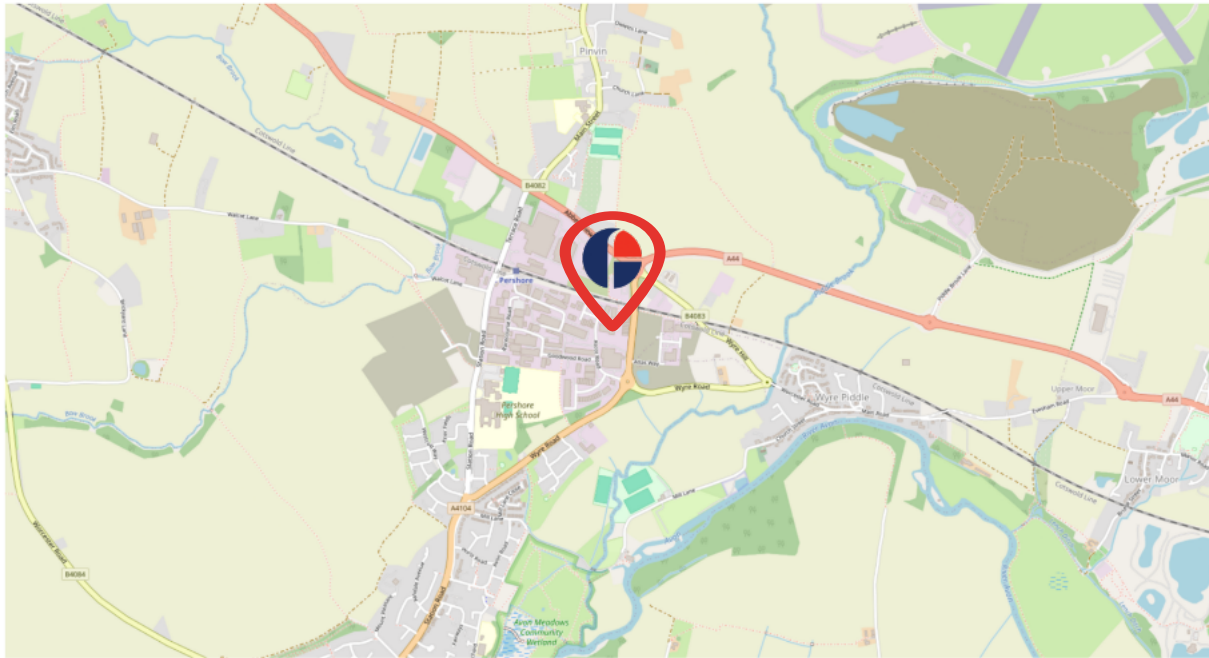
VAT

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

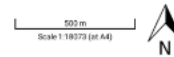
Viewings

Strictly by prior arrangement with the sole agents.

Unit 2, The Enterprise Centre, Pershore



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Approximate Travel Distances

- ### Locations
- M5 Junction 6 - 8.1 miles
 - Worcester - 10.3 miles
 - Evesham - 7.2 miles
 - Birmingham - 33.5 miles

- ### Nearest Station
- Pershore - 0.6 miles

- ### Nearest Airport
- Birmingham International - 40.4 miles

Viewings

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

fishergerman.co.uk

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Particulars dated February 2025. Photographs dated February 2025

