

Unit 21–23

Keytec 7 Business Park
Kempton Road
Persore WR10 2JN



Leasehold

Industrial | warehouse unit

7,445 sq ft (691.7 sq m) industrial unit

with office accommodation

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 5.5m. A reception area, office, kitchen and WCs are located at the front of the property at ground floor level. The unit benefits from 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*	£63,655	£8.55 psf
Service Charge	£3,323	£0.45 psf
Insurance	£1,266	£0.17 psf
Total cost	£67,155	£9.02 psf

*Rent shown includes 12 month limited incentive.

Specification

- ✓ Dedicated front car parking
- ✓ Three loading doors with canopies
- ✓ High specification
- ✓ Eaves height of 5.5m



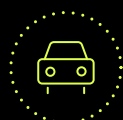


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Location

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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