

Under Offer

Trade Counter

8,462 Sq Ft

ARDEN ROAD

## Unit 4

Arden Business Centre, Arden Road, Alcester B49  
6HW

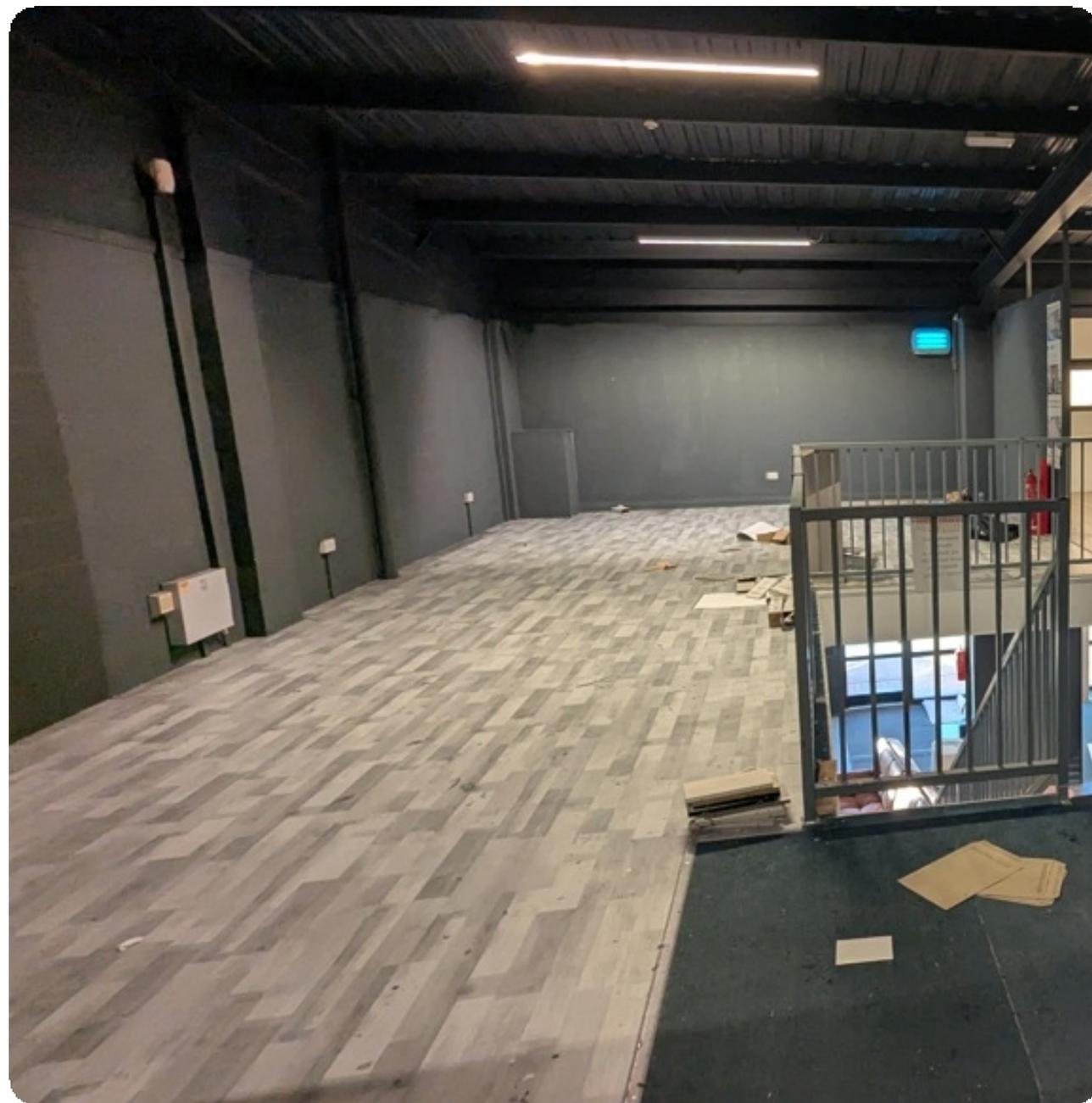
**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 8,462 Sq Ft

£ £700,000 For the leasehold

## Key Features

- Modern building with ample parking
- Sale of the long leasehold (999 Year Lease)
- Expansive Mezzanine Floor
- Ideal for Showrooms / Trade Counters
- Ample Parking on the estate
- Great links to road networks
- EPC Rating B



Unit 4, Arden Business Centre, Arden Road,  
Alcester, B49 6HW



02476 308900



office@bromwichhardy.com

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## Location

Unit 4, Arden Business Centre is located on Arden Road in Alcester, B49 6HW, with excellent connectivity to major road networks. It is situated near the A435, providing direct access to Birmingham and the M42, while the A46 offers links to Stratford-upon-Avon, Coventry, and the M40. The nearby M5 facilitates travel towards Worcester and the South West, making it a well-positioned hub for regional and national transport.

## Description

Unit 4, Arden Business Centre is a modern industrial and warehouse unit situated in a well-established business park on Arden Road, Alcester. The property offers a spacious and versatile layout, ideal for a range of commercial uses, with high eaves, open-plan warehouse space, and integral mezzanine accommodation. The ground floor ceiling height is 2.55m and the 1st-floor eaves height of 3.15m and the apex height of 4.7m approx (Without the mezzanine eave heights are 6.1m and apex of 7.7m). The site benefits from W/C's and Kitchenettes on the ground floor.



## Accommodation

Area	Sq Ft	Sq M
Ground Floor	4,297	399.19
First Floor	4,164	386.84
<b>Total</b>	<b>8,462</b>	<b>786.12</b>

## Business Rates

Current Rateable Value: £29,250

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/184030237>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

Sale of the long leasehold 999 year lease from the 30th of November 2011

## EPC

EPC B  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0991-7748-1430-0600-6803>

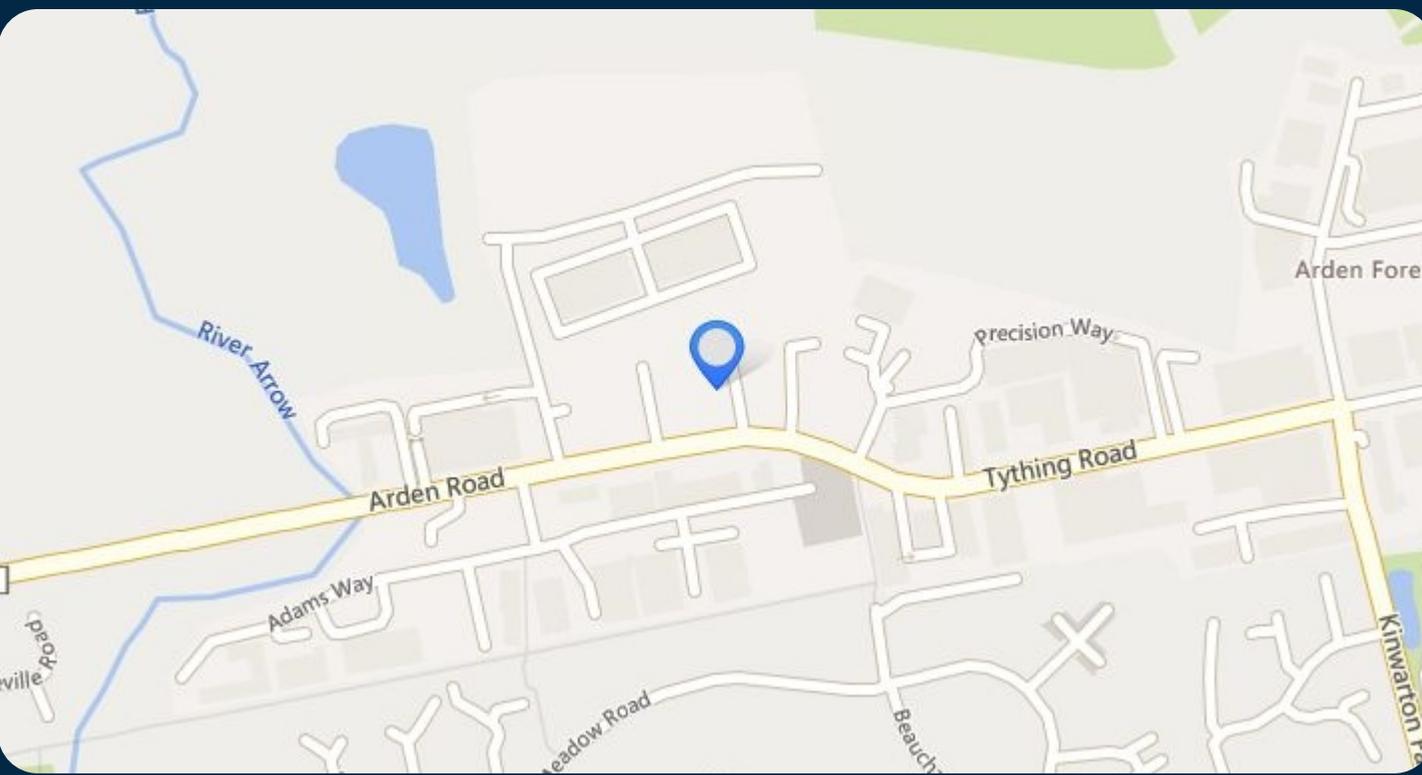
## VAT

This property is registered for VAT (Value Added Tax).



**Unit 4, Arden Business Centre, Arden Road,  
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### Service Charge

Current Service Charge is £2,399.48 plus vat per year (£599.87 plus vat per qtr)

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



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