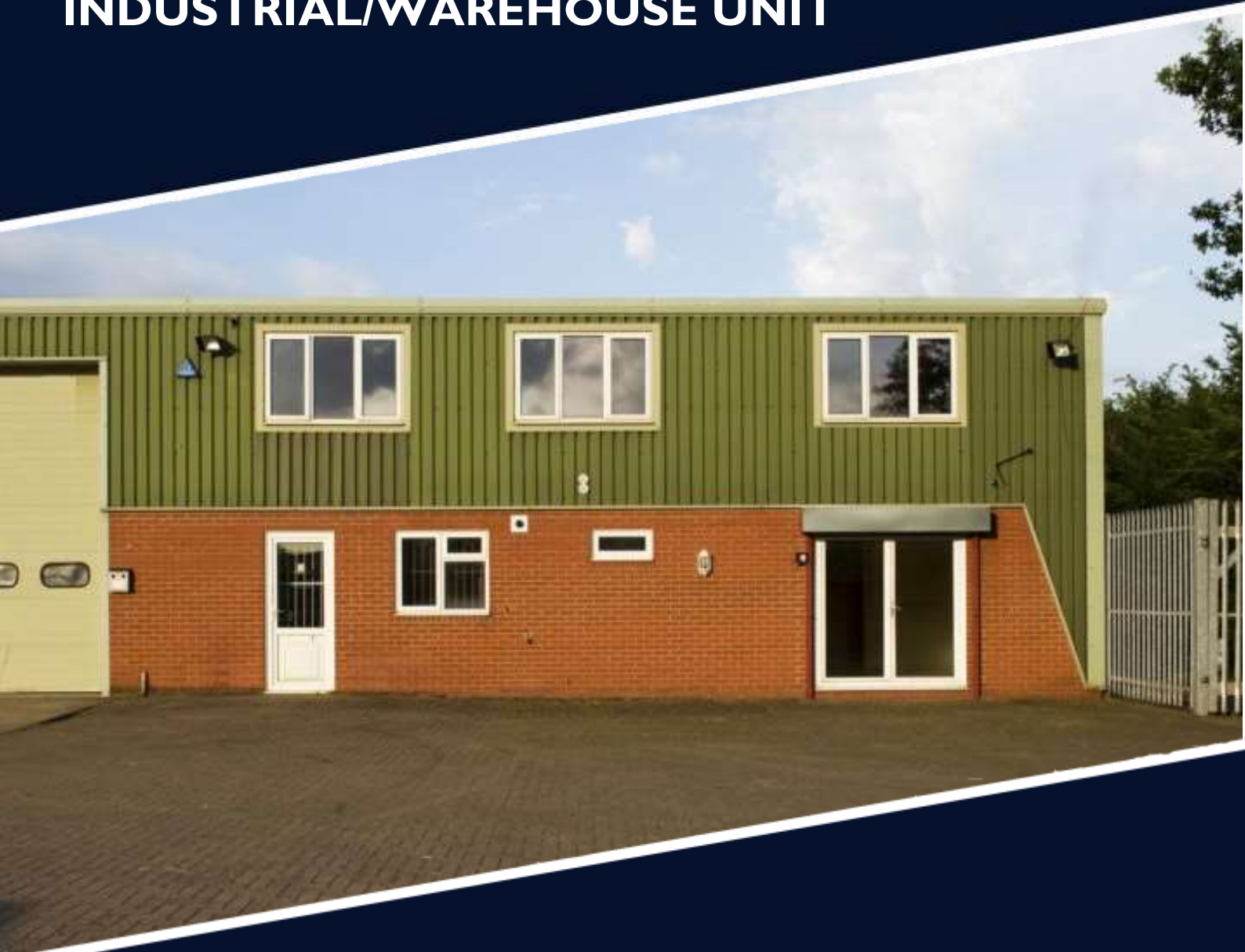




# TO LET

## INDUSTRIAL/WAREHOUSE UNIT



**4 Tything Park, Tything Road East, Alcester**

-  Richard Johnson
-  Sephie Portwood
-  01789 415628
-  richard@westbridgecommercial.co.uk
-  www.westbridgecommercial.co.uk

- 4,046 sq ft (375.8m<sup>2</sup>)
- Secure Side Yard
- Ample parking
- Modern GF & FF Offices
- M5, M40 & M42 Access
- £26,950 + VAT per annum

# 4 Tything Park, Tything Road East, Alcester, Warks, B49 6ES

## Location:

Arden Forest Industrial Estate is a busy estate on the outskirts of Alcester with excellent transport links to the M40, M42 & M5. The Unit is located in a price cul de sac at the East end of Tything Road East and is the end of Terrace unit.

## Description:

The unit itself has parking on the front of the unit as well as parking bays up to the end of the service road and the use of a gated side yard which could also be used for parking. Internally there is a reception office area with two toilets off it, a second office and kitchen/break out room as well as a third office on the ground floor. There are two doors that lead into the warehouse and a useful cupboard as well off the reception area. On the first floor is a main office with kitchen off to the side as well as two further offices ideal for a Director's office and boardroom. The offices have gas central heating and a climate control system. The warehouse is L shaped with a roller shutter as well as a set of double doors leading into the side yard area. The building is an end of terrace unit with a steel portal frame design with brickwork at low level and profile sheeting panels at high level. The roof is also lined sheeting panels with roof lights and the windows are UPVC double glazed. The warehouse has concrete floor slab which is due to be re-painted.

## Floor Area:

Gross Internal Area (GIA) is 4046 sq ft (375.89 m2).

## Price:

£26,950 per annum.

## Tenure:

New lease available.

## Service Charge:

None levied at the time of print.

## Rateable Value:

£22,750 source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

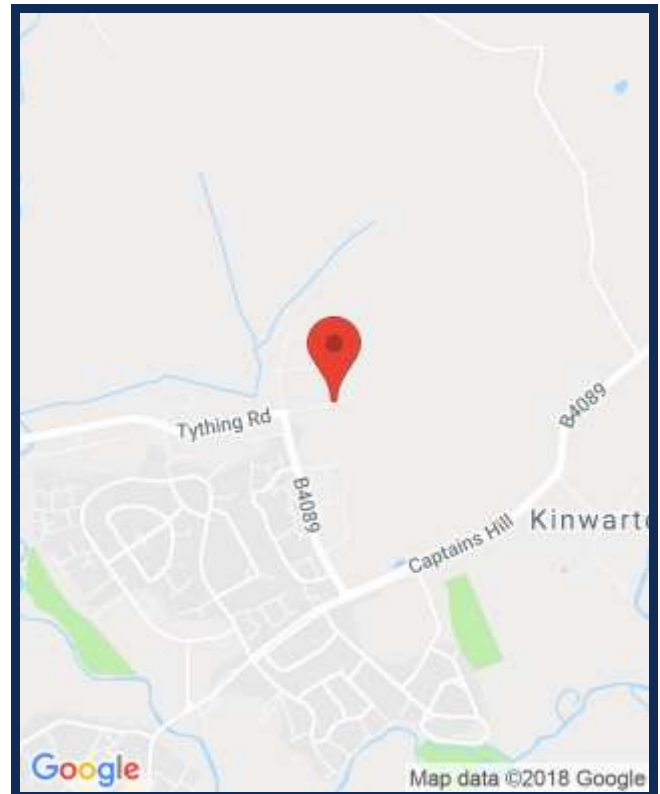
## VAT:

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

## EPC:

The Energy Performance Rating of the property is = D.

A full copy of this report is available from the agent's office upon request.



## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

Westbridge Commercial Ltd  
1<sup>st</sup> Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto:richard@westbridgecommercial.co.uk)

## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).

