

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit A | 1a Arrow Business Park, Alcester Employment Park,
Arden Forest Way, Alcester



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 2,000 sq ft (185.80 m²)
- 8 m Eaves Height
- Ample Parking
- LED Lights
- Gated Development
- £16,500 pa + VAT

Unit A 11a Arrow Business Park, Alcester Employment Park, Arden Forest Way, Alcester B49 6HN

Location:

Situated in an established commercial location on the outskirts of Alcester, 8.5 miles south of Redditch and 9.5 miles west of Stratford Upon Avon. Easy access to the motorway network via the A435, A46 and A422 with Junction 3/M42 10 miles to the north, Junction 15/M40 14.5 miles to the east and Junction 7/M5 16 miles to the west.

Description:

A selection of new Industrial/Warehouse Units located at Alcester on this private gated development. The unit is constructed from steel portal frame with insulated roof sheets and twice the normal amount of clear roof lights on each roof. The walls are constructed from insulated profile and microrib sheets with up and over access doors. Each unit will have a toilet and kitchen as well as low bay LED warehouse lights. Other internal configurations can be built (by separate negotiation). The units have 8 meter eaves heights, their own external bin store, use of the common cycle racks and there is ample parking onsite with each 2000sq sq ft unit having its own dedicated parking spaces.

Floor Area:

Gross Internal Area (GIA) is 2,000 sq ft (185.81 m2).

Price:

£16,500 per annum.

Tenure:

New lease available.

Service Charge:

The tenant will pay a fair and proper contribution towards the maintenance of common areas.

Rateable Value:

Not yet rated. Source: 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 businesses 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 £2000 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 to be confirmed.
A full copy of this report will be available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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1st Floor Offices
3 Trinity Street
Stratford Upon Avon
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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.

