

westbridge

COMMERCIAL

TO LET

MODERN OFFICE PREMISES



Office 1, First Floor, Arden Road, Alcester

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- First Floor Offices
- Office 1 Remaining
- 342 sq ft (31.85 m2)
- Off Road Parking
- Kitchen Facilities
- £4,617 per annum + VAT

First Floor Offices, 1 & 3 Arden Road, Alcester B49 6HN

Location:

Approaching Alcester on the A435 from Studley take your first exit from the roundabout signposted Industrial Estate. The property is located on the right hand side of Arden Road just past Eclipses Tyres.

Description:

A selection of office rooms available as separate rooms or an entire first floor with kitchen and toilet facilities.

The offices are accessed by a front door at ground floor with lockable ground floor entrance lobby leading to the first floor via a staircase. At the top of the stairs there is a hallway leading to:

Office 1 A 342 sq ft (31.85 m²) office room measuring 5.79 m by 5.87 m (less the stairwell bulkhead) of 1.10 m by 1.94 m. The room would house five desks, has five suspended ceiling light fittings and ten spot lights with two windows, one on the front elevation and one on the side elevation. The room has two heaters and a carpeted floor. We believe if the room was rated separately the rateable value would qualify for small business rates relief. The rent payable is £4,617 per annum + VAT and the tenant will contribute to the water and electric based upon the floor area they occupy. The office could be available with the furniture in situ.

Office 2 **** NOW LET **** A 242 sq ft (22.52 m²) office room measuring 5.79 m by 3.89 m with suspended ceiling and lighting ideal for three/four desks with a window to the front and side elevation. We believe if the room was rated separately the rateable value would qualify for small business rates relief. The rent payable is £3,267 per annum + VAT and the tenant will contribute to the water and electric based upon the floor area they occupy. The office could be available with the furniture in situ.

Office 3 **** UNDER OFFER **** A 274 sq ft (25.47 m²) office room measuring 5.78 m by 4.40 m with a window to the side elevation, suspended ceiling with spot lights, two light panels, wall heater and carpeted flooring. We believe if the room was rated separately the rateable value would qualify for small business rates relief. The rent payable is £3,699 per annum + VAT and the tenant will contribute to the water and electric based upon the floor area they occupy. The office could be available with the furniture in situ.

There are six allocated parking spaces meaning each office room has two spaces each. There is the use of two first floor toilets and a kitchen area.

There will be a service charge payable and contribution towards to the intruder alarm service.

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 £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 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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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.

