

westbridge

COMMERCIAL

TO LET

## MODERN OFFICE PREMISES



### Unit 25, Stockwood Business Park, Stockwood, Redditch



Richard Johnson



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 844 sq ft (81 m2)
- Ample On Site Parking
- Fibre Broadband To Site
- Good Motorway Access To M5 & M42
- Rent £9,600+ VAT

# Unit 25, Stockwood Business Park, Stockwood, Redditch B96 6SX

## Location:

The premises are located on Stockwood Business Park, just outside the village of Inkberrow in Worcestershire to the south of Redditch. Stockwood Business Park occupies an attractive Rural Position with convenient access to the motorway network and local towns. The M5 motorway junctions 5 and 6 are easily accessible approximately 7 miles to the west of Stockwood Business Park and M42, junction 3 is located approximately 9 miles to the north.

## Description:

Stockwood Business Park has a good mixture of converted period buildings used as offices and warehousing with views of the open countryside. The 844 sq ft (81 m<sup>2</sup>) two storey office is set within a former stable yard and has two entrances on the ground floor from the courtyard or rear car park into the main open plan office. There is also a smaller office to the end of the main office as well as a kitchen area. On the first floor is a toilet and a large office/boardroom with velux style roof lights and stripped beams. We understand that mains services are available to the property, namely mains water and electricity. Underground sourced heating is provided to the whole estate for which there is a small heating charge.

## Floor Area:

Net Internal Area (NIA) is 871 sq ft (80.92 m<sup>2</sup>).

## Price:

£9,600 per annum.

## Tenure:

New lease available.

## Service Charge:

£0.80 per sq ft = £696.80 (2021) annum payable.

## Rateable Value:

£7,050 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 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 current annual cost at the time of print is £225.03. 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 = E.

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

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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](http://www.westbridgecommercial.co.uk).

