



# TO LET

## INDUSTRIAL/WAREHOUSE UNIT



### Unit 1, Stockwood Business Park, Stockwood Redditch

-  Richard Johnson
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- 14,259 sq ft (1,325 sq m)
- Fully Self Contained
- Concrete Yard To Rear
- Ample On Site Parking Available
- Fibre Broadband Available
- £57,036 pa + VAT

# Unit 1, Stockwood Business Park, Stockwood, Redditch, Worcs, 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:

The unit is a steel portal framed building under an apex roof with profile sheet cladding. Internally, the premises provides an open plan unit with large roller shutter door to the front and rear, sufficient for vehicle access, and a further pedestrian door to the front. The unit also includes two store offices, a store of 3,257 sq ft over two floors and WC facilities. A concrete storage yard is located to the rear and ample parking will be provided on site. 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:

Gross Internal Area (GIA) 14,259 sq ft (1,325 sq m)

## Price:

£57,036 per annum.

## Tenure:

New lease available.

## Service Charge:

0.80p per sq ft

## Rateable Value:

£51,000 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 maybe entitle 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 £3,423.86. 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

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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).