

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit G, Astwood Business Park, Astwood Lane, Astwood Bank



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 16,739 sq ft (1,555.67 m²)
- New Build Unit
- Modern Specification
- Mezzanine Floor
- 130 Parking Spaces
- £100,000 pa + VAT

Unit G, Astwood Business Park, Astwood Lane, Astwood Bank B96 6HH

Location:

Situated on Astwood Lane just out of the village of Astwood Bank and only 5 miles from Redditch. Redditch has access to the M42 at junction 2 and nearby Bromsgrove has access to the M5 Motorway.

Description:

Astwood Business Park is a mix of refurbished Industrial/Storage units set within a rural location just 5 miles from Redditch. The site is monitored by an advanced CCTV system 24 hours a day giving peace of mind to the occupiers and visitors.

Unit G is a new building under construction consisting of part mono pitch frame part steel portal frame structure with insulated roof sheets and clear roof lights with insulated wall sheets and a concrete floor yet to be installed. The unit is an L shape internally with the main area being 38.87 m long by 21.56 m wide with the L part being 20.08 m deep by 17.87 m wide. The L part also has a substantial mezzanine floor area partly constructed which could form further storage or first floor offices. There is a roller shutter door at either end of the main floor area with an opening of 3.5m wide by 3.00 m high. The unit has a max ridge height of 8.9 m and a maximum eaves height of 6.20 m, the floor to ceiling height under the mezzanine floor is 3.00 m. The landlord has finished the building to a shell stage and internally the space could be used in various configurations subject to occupiers' requirements. Externally there is car parking for 130 cars to the rear of the building.

Floor Area:

Gross Internal Area (GIA) is 16,739 sq ft (1,555.10 m2).

Price:

£100,000 per annum.

Tenure:

New lease available.

Service Charge:

£0.31 per sq ft occupied per annum payable.

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.

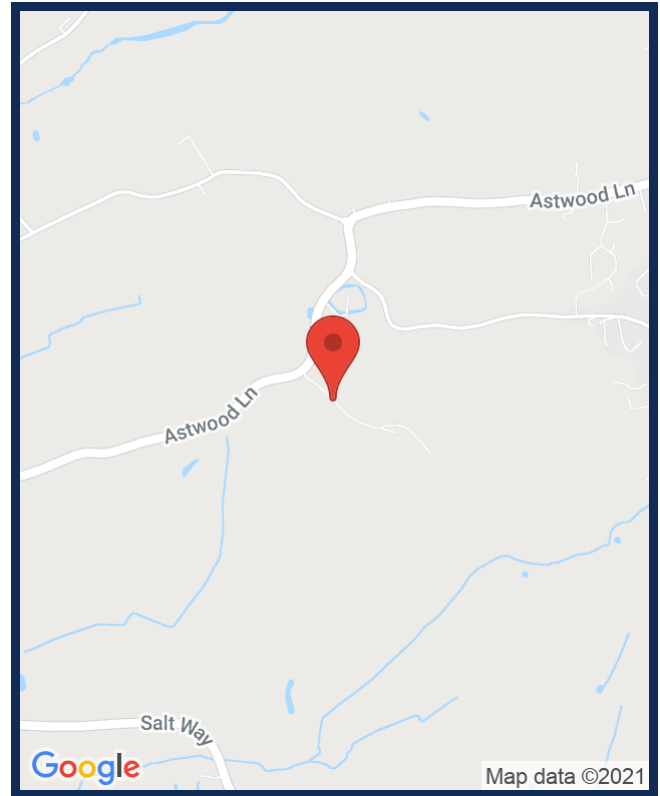
VAT:

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

EPC:

The Energy Performance certificate is not yet available.

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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3 Trinity Street
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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.

