

# FOR SALE

## UNIT 6 WATERLOO PARK

WATERLOO INDUSTRIAL ESTATE, BIDFORD ON AVON B50 4JG



## INDUSTRIAL/WAREHOUSE PREMISES

**3,337 sq ft (309.95 sq m)** (Approx. Total Gross Internal Area)

- End-terraced
- Two-storey office/ancillary accommodation
- Planning consent for indoor swimming pool
- Up to approx. 10 car parking spaces



## LOCATION

The property is located on Waterloo Park, which forms part of Waterloo Industrial Estate, to the North of Bidford-on-Avon and approximately 7 miles from Stratford upon-Avon and 8 miles from Evesham.

Junctions 9 of the M5, 15 of the M40 and 3 of the M42 are all within approximately 20 minutes' drive of the property.



## DESCRIPTION

The property comprises of an end-terrace industrial/warehouse of steel portal frame construction with brick/block and profile metal clad elevations and a concrete floor under a pitched roof.

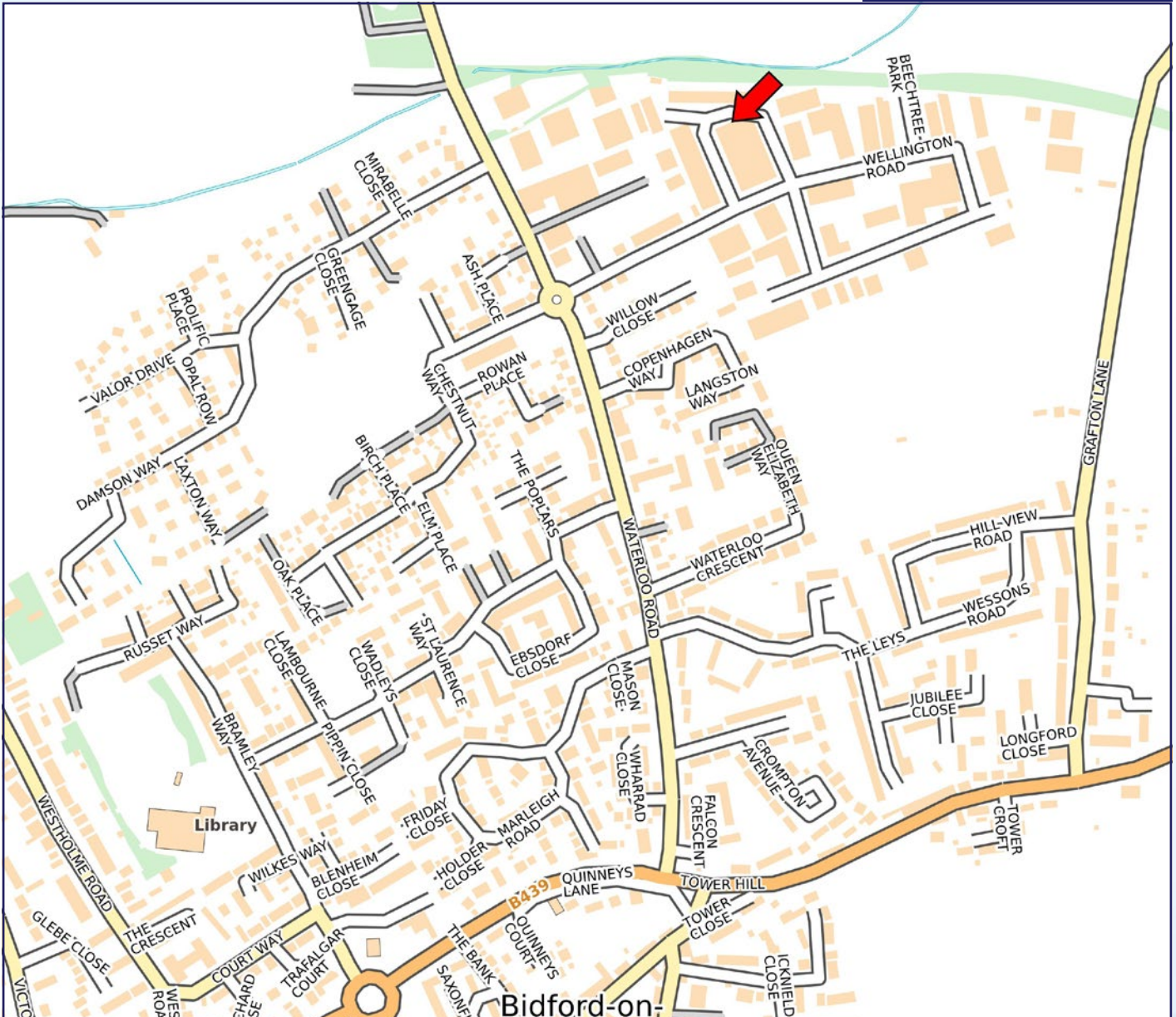
The property provides mainly an open plan industrial/warehouse area with W.C facilities and a small-enclosed area. The eaves height is approximately 5.7 metres and an up and over door is provided to the side elevation. Cellular first floor offices which have been plastered and painted are also provided with staircase access from the industrial/warehouse area.

Ground floor offices are positioned to the front of the unit with further W.C facilities.

The property is predominantly in a shell condition therefore giving purchasers the opportunity to fitout as required.

Externally, loading and up to approximately 10 car parking are provided directly in-front of the property and to the side elevation.

**POSTCODE: B50 4JG**



## ACCOMMODATION

|  | SQ M          | SQ FT        |
|--|---------------|--------------|
| <b>Ground floor</b>                      |               |              |
| Office                                   | 54.15         | 583          |
| Warehouse                                | 195.61        | 2,106        |
| <b>First floor</b>                       |               |              |
| Office                                   | 60.19         | 648          |
| <b>TOTAL</b> Approx. Gross Internal Area | <b>309.95</b> | <b>3,337</b> |

## BUSINESS RATES

There are currently multiple assessments for the property. Further details available from the Agents.

## EPC

Rating: E (116)

## TENURE

The property is held on a 125 ground lease from 25th December 1988 (approx. 90 years unexpired).

The ground rent is £200 per annum (exclusive) to be paid annually in advance and reviewed every 15 years.

## PRICE

£365,000 (exclusive)

## SERVICE CHARGE

A service charge is levied for the maintenance and up-keep of the common areas of the estate. Further details are available upon request from the Agents.

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



**VIEWING** Strictly via sole agents

**Sara Garratt**

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**SUBJECT TO CONTRACT** Ref: G7221 Date: 04/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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