



TO LET

MODERN OFFICE PREMISES



**Unit 1, Chesgrove Park, Ditchford Bank Farm
Hanbury, Bromsgrove**

-  Richard Johnson
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- 980 Sq Ft (91.16 m2)
- Ground & First Floors
- Heating included in rent
- 8 Parking Spaces
- £13,720 per annum + VAT

Unit 1, Chesgrove Park, Ditchford Bank Farm, Hanbury, Bromsgrove, Worcs, B60 4HS

Location:

Located off Ditchford Bank Road with easy road access via the B4091 to the M5 motorway which is located just 5 miles away.

Description:

The office is converted from a former agricultural building with main access door from the car parking area. The entrance doors lead to an open plan ground floor room measuring 8.51 m by 4.18 m wide with wood effect flooring, under stairs cupboard and kitchen area featuring base units, work top and wall units. There is a stair case that lead to the first floor which is two separate rooms with a total area of 7.39 m by 8.78 m. The Right hand room is carpeted with recessed LED lights and is due to have a roof light fitted. This room also has a separate toilet situated off it in the far corner. The Left hand room is open plan with carpeted floor and recessed LED lights and is again due to have a roof light fitted. The landlord is also due to connect this office to a bio-mass heating system so each room will have a radiator on the wall, the cost of the heating is included in the rent. The rooms on the first floor have trunking available for network cabling and there are six desks available as part of the office letting.

Floor Area:

Net Internal Area (NIA) is 980 sq ft (91.04 m²).

Price:

£13,720 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

Yet to be 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 current annual cost is to be confirmed. 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:

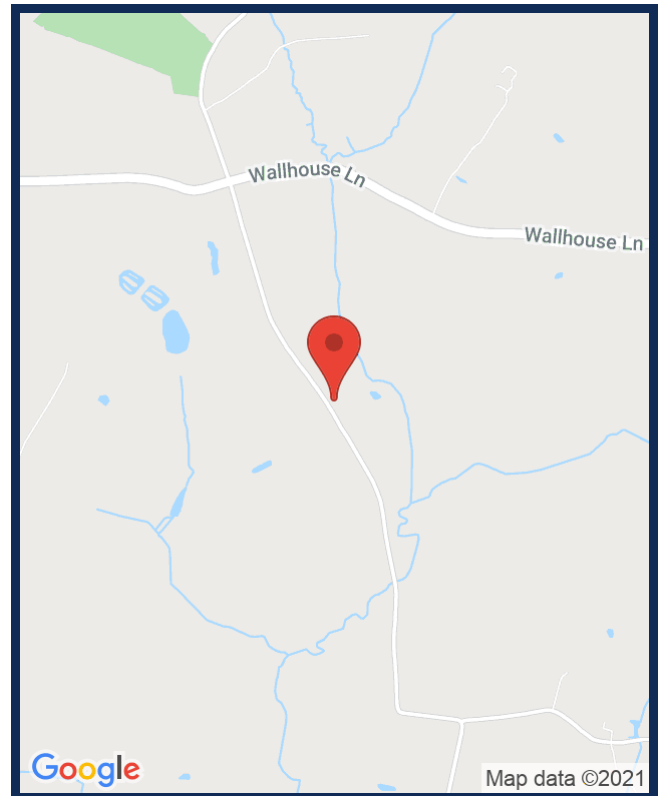
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
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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.

