

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Units 5 & 6, Tything Road, Alcester



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 23,365 sq ft (2171 m²)
- Due for Refurbishment
- 18 Parking Spaces
- 8m to Ridge & 5.84 m to Eaves
- Unloading Bay with Two Access Doors
- Price £98,000 pa + VAT

Units 5 & 6, Tything Road, Alcester B49 6EP

Location:

The property is conveniently located on the corner of Tything Road and Kinwarton Farm Road giving excellent road side presence. Arden Forest Industrial Estate is a well-established location to the North of the historic Town of Alcester with road transport links to the M42, M40 and M5 via main A-road network.

Description:

The buildings accommodation is laid out as follows: From the main pedestrian entrance from Tything Rd are ground floor offices, meeting rooms and toilets located either side of the main entrance hall giving 2,741 sq ft (254.76 m²) of good quality ground floor accommodation. From the main entrance hall is an access door to the warehouse which is 14,778 sq ft (1466.67 m²) currently laid out with workshops below a mezzanine floor which is due to be removed returning the unit back to a more traditional warehouse space with freshly painted walls and floors as well as LED lighting. This area of the building has a ridge height of 8.00 m and an eaves height of 5.84 m.

To the right hand side of this warehouse is an unloading area or further warehouse space of 2,556 sq ft (237.57 m²) capable of accommodating two lorry trailers side by side for unloading and having two separate roller shutter doors leading to a small yard area which abuts Kinwarton Farm Road. Above the first floor offices in the main building a further office and storage rooms equating to 2,246 sq ft (207.84 m²). To the front elevation are 18 parking spaces which are marked out with lines and numbers. The front elevation is due to be part timber clad with the existing sheet metal cladding repainted.

Floor Area:

Gross Internal Area (GIA) is 23,365 sq ft (2,170.68 m²).

Price:

£98,000 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

£85,000 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

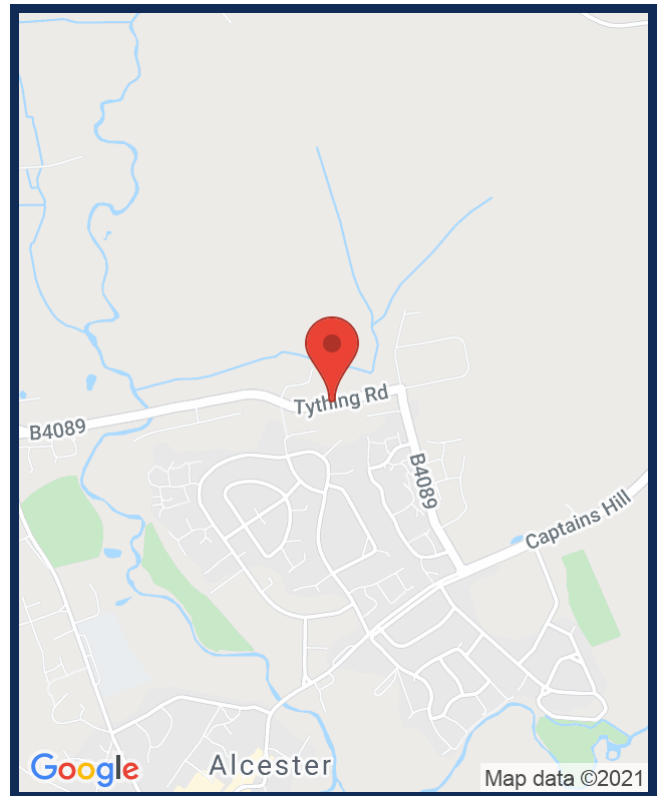
Each party pays their own legal costs. The landlord may request a holding deposit of £2000 once terms are agreed this will be deducted off the first payment of rent.

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 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.

