

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



The Hen Shed, Harefield Farm, Berry Lane, Upton Warren, Bromsgrove



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 15,813 sq ft (1,469.69 m²)
- B8 Storage & Distribution Use
- Affordable Rent at £2.50 per sq ft pa + VAT
- 3.8 Miles from M5 junction 5
- First Years Rent Reduced To £35,000 pa + VAT

The Hen Shed, Harefield Farm, Berry Lane, Upton Warren, Bromsgrove B61 9HA

Location:

From junction 5 of the M5 motorway head North East on the Worcester Road and take a left at Swan Lane Upton Warren. Head North onto Berry Lane and the site is located on the right just after Newhouse Lane.

Description:

***** First years rent reduced to £35,000 pa + VAT ***** A former agricultural building with the benefit of a planning consent for B8 storage and distribution use class. The building is located off a private gated driveway leading to the unit which is situated beyond a further gate with an access road to the side of the unit leading to the rear of the unit with a roller shutter access door. The unit measures approximately 18.20 m by 83.84 m and has a minimum eaves height of 2.44m with a ridge height of 4.30 m. The unit has strip lights internally and a concrete floor slab with an electricity supply.

Floor Area:

Gross Internal Area (GIA) is 15,813 sq ft (1,469.69 m²).

Price:

£39,532 per annum.

Tenure:

New lease available.

Service Charge:

£1,200 pa

Rateable Value:

The business rates are under review.

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

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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.

