

westbridge

COMMERCIAL

TO LET

## INDUSTRIAL/WAREHOUSE UNIT



Unit 2, Birds Business Park, Station Road, Long Marston,  
Stratford Upon Avon



Richard Johnson



Sephie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- Detached Unit with Gated Yard
- 4,804 sq ft (446.54 m<sup>2</sup>)
- Internal Ground Floor Offices
- First Floor Offices
- Main Open Plan Warehouse Area
- £36,000 pa + VAT

# Unit 2, Birds Business Park, Station Road, Long Marston, Stratford Upon Avon, Warwickshire CV37 8RP

## Location:

Station Road, Long Marston is located 7 miles South West of Stratford upon Avon and 12.8 miles from the M40 junction 15. The site is accessed by heading out of Stratford upon Avon in the South West direction on the B4362 and then taking the right hand turning heading West onto Station Road. Birds Business Park is located on the left hand side opposite the Greenway public footpath.

## Description:

A detached Industrial/Warehouse Unit set within its own gated compound.

The unit is accessed via a Upvc door leading to a reception room, from this room you can access the main corridor which leads to an accounts offices on the right hand side suitable for two/three desks. There is a separate kitchen room with worktop, base units and wall units along with the boiler for the central heating system. Off the corridor are two further toilets one being disabled access and both having toilet and sink facilities. At the end of the corridor is a fire door which leads to the rear fire escape. Turning left from the corridor takes you into an office room suitable for 4 to 5 desks with a window looking into the main warehouse area. From this room there is a further larger office room with two windows and a doorway into the main warehouse area. This room is suitable for 6 to 7 desks. The main warehouse area is open plan measuring 14.86 m x 20.26 m with a roller shutter access door to the side elevation. From the warehouse area is a staircase which takes you to a first floor office room located on the left-hand side of the top landing. The office room has a tapered ceiling but is suitable for 2 to 3 desks or would make an ideal boardroom, there is a window overlooking the main warehouse area.

Externally there is a concrete yard area ideal for storage of plant and machinery as well as car parking. There is also an area to the left-hand side of the building currently housing is shipping container which will be removed prior to a new tenancy, the yard is fenced with galvanised fencing and a set of lockable galvanise steel gates.

## Floor Area:

Gross Internal Area (GIA) is 4,804 sq ft (446.31 m2).

## Price:

£36,000 per annum.

## Tenure:

New lease available.

## Service Charge:

A fair and proper proportion of the communal costs based on sq ft occupied will be payable by the tenant.

## Rateable Value:

£30,750 source: [www.voa.gov.uk](http://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 £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.



## Viewing:

Viewing strictly by prior appointment with sole agent:

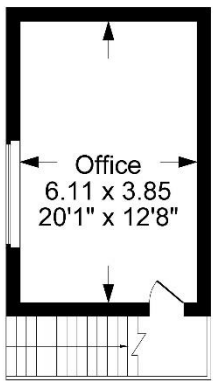
## Richard Johnson

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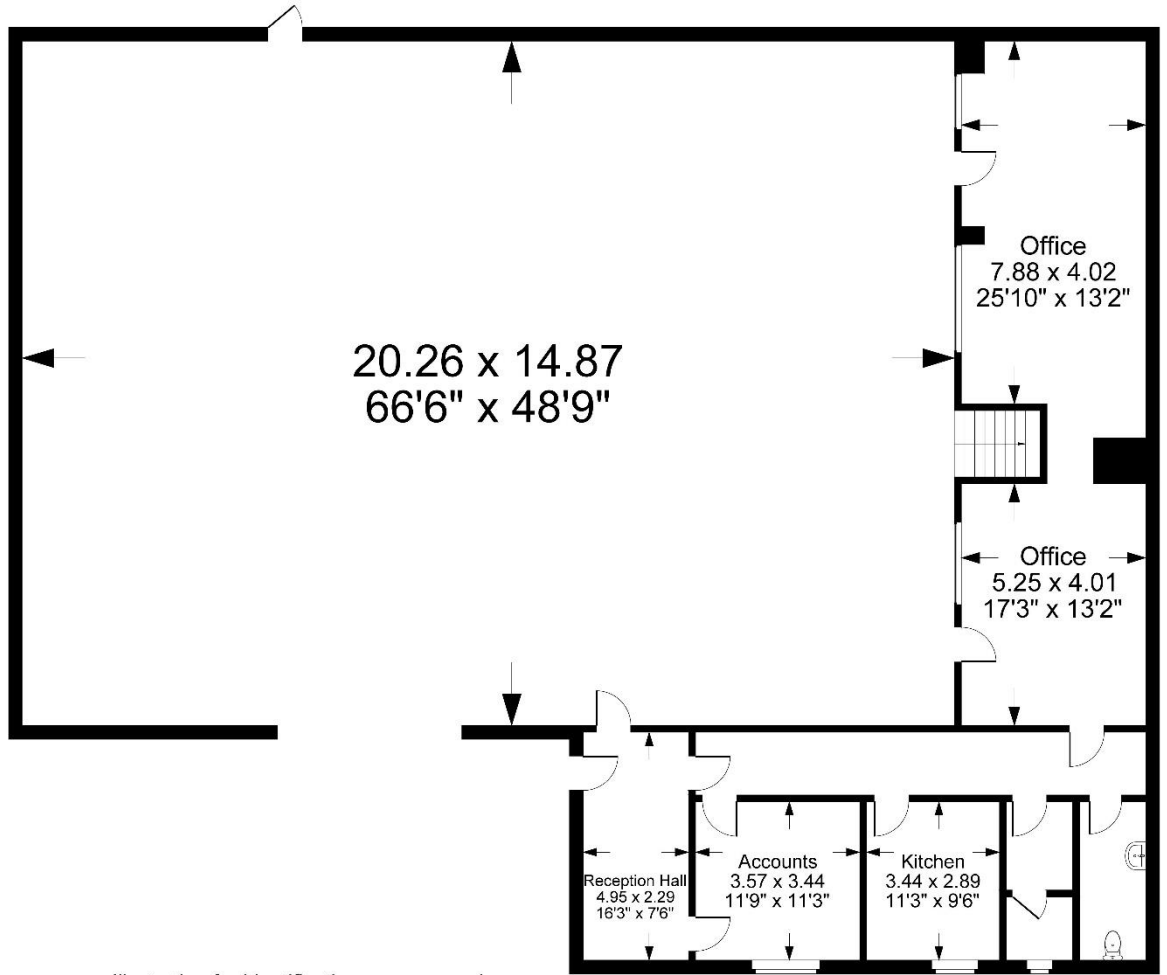
## GDPR

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](http://www.westbridgecommercial.co.uk).





First Floor



Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.