

westbridge

COMMERCIAL

TO LET

## SECURE STORAGE YARD



### The Yard at Birds Business Park, Station Rd, Long Marston, Stratford-Upon-Avon



Richard Johnson



Sephie Portwood



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- Gated Yard 5,292 sq ft (491.83 m<sup>2</sup>)
- Steel Palisade Fencing
- Tarmac Underfoot
- Potential For Electric
- Potential For Water Supply
- £8,700 per annum plus VAT

# The Yard at Birds Business Park, Station Rd, Long Marston, Stratford Upon Avon 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:

The compound yard is located to the rear of the Station Rd site on the right hand side.

The yard is surrounded with a steel galvanised palisade fence and a set of galvanised double gates that can be locked with a padlock, the gates give a clear opening of 3.85 m.

The yard itself is tarmac and could potentially have its own electric and water supply subject to separate negotiations.

The yard measures approximately 18.4 m x 26.73 m and can be accessed 24 hours a day.

## Floor Area:

Gross External Area (GEA) is 5,292 sq ft (491.64 m<sup>2</sup>).

## Price:

£8,700 per annum.

## Tenure:

New lease available.

## Service Charge:

To be confirmed.

## Rateable Value:

The landlord informs us the RV is £7,600

## 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.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

An Energy Performance Rating of the property is not required.



## 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).

