

westbridge

COMMERCIAL

TO LET

## SECURE STORAGE YARD



### Yard N, Drayton Manor Farm, Drayton Manor Drive Stratford Upon Avon



Richard Johnson



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- Secure Storage Yard 0.69 acres (2832 m<sup>2</sup>)
- Palisade Fenced With Gates
- 7.5 Miles To M40 Junction 15
- Miles From Stratford upon Avon Off A46
- High Speed Broadband On Site
- Electric Supplies Available

# Yard N, Drayton Manor Farm, Drayton Manor Drive, Stratford Upon Avon CV37 9RQ

## Location:

Located just 2 miles West of Stratford Town Centre, Drayton Manor Farm is a private 500 acre Estate with over 300,000 sq ft of building and storage yards. The site is just off the A46 and 7.5 miles from junction 15 of the M40.

## Description:

Yard N is a secure self contained yard at Drayton Manor Farm on the outskirts of Stratford upon Avon. Drayton Manor Farm is a well established mixed use business park with a variety of units and yards. The yards each have palisade perimeter fencing to 2.4m high with galvanised steel gates and compacted stone under foot. Electrical supplies & water supplies are available as well as high speed broadband connection.

There is a separate estate toilet block facility close to the yard for staff or the tenant can provide a portacabin office for the yard with pump out toilet facility at their cost.

Yard (N) = 0.69 acres (2932.10 m<sup>2</sup>) the approximate dimensions are 33.00 m wide by 86.47 m long. Available at £45,000 pa + VAT

## Floor Area:

Gross External Area (GEA) is 0.69 acres (2832 m<sup>2</sup>).

## Price:

£45,000 per annum.

## Tenure:

New lease available.

## Service Charge:

The tenant will pay a fair and proper contribution towards the upkeep of the common areas.

## Rateable Value:

Not yet rated. 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 £2,000 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 applicable.



## 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).

