

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Units 1 & 2, Plot 11 & 11b, Alcester Employment Park,
Arden Forest Way, Alcester



Richard Johnson



Sephie Portwood



01789 415628



richard@westbridgecommercial.co.uk



www.westbridgecommercial.co.uk

- 2,000 sq ft - 14,000 sq ft GIA
- 8 Meter Eaves Height
- Ample Parking Spaces
- 20 Access Doors
- Prices from £16,500 per annum + VAT

Units 1 & 2, Plot 11 & 11b, Alcester Employment Park, Arden Forest Way, Alcester B49 6HN

Location:

Situated in an established commercial location on the outskirts of Alcester, 8.5 miles south of Redditch and 9.5 miles west of Stratford Upon Avon. Easy access to the motorway network via the A435, A46 and A422 with Junction 3/M42 10 miles to the north, Junction 15/M40 14.5 miles to the east and Junction 7/M5 16 miles to the west.

Description:

Units 1 & 2 are the first two units to be constructed at Alcester Employment Park and are awaiting internal fit outworks. Each building is 20,000 sq ft and has been designed to be split up into individual unit of 2,000 sq ft each or multiples thereof. Unit 1 has a pre-let on it leaving 14,000 sq ft available.

The Units have an 8 m clear eaves height and are constructed from steel portal frames with insulated roof sheets and twice the normal amount of clear roof lights on each roof. The walls are constructed from insulated profile and microrib sheets with five up and over access doors on each side of each building giving maximum flexibility. There is ample parking and each unit will have its own dedicated parking spaces.

Floor Area:

Gross Internal Area (GIA) from 2,000 sq ft to 14,000 sq ft (185.87m² - 1,301.11m²)

Price:

Prices start at £16,500 pa + VAT

Tenure:

New lease available.

Service Charge:

The tenant will pay a fair and proper proportion towards the upkeep of the common areas depending the area they occupy.

Rateable Value:

Not yet rated. 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 certificate will be available on completion. 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

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

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.

