



Unit 5, Upper Moorend Farm, Mamble, Kidderminster
Worcestershire DY14 9JD

**G HERBERT
BANKS**

EST. 1898

Unit 5, Upper Moorend Farm,
Mamble, Kidderminster,
Worcestershire DY14 9JD

Modern Light Industrial Unit

- Accommodation 480.44m² (5,169 ft²).
- Located off A456
- Private Location
- Generous shared yard

Bewdley 7 * Kidderminster 10 ½ * Worcester 17
Approximate Distance in Miles

Situation

The Unit is located with a private position, just off the A456, which provides good road communication. There is excellent turning and access into this small commercial development.

Description

A modern commercial unit, built 15 years ago, with insulated steel profile roof and good natural light. The premises have 5m height to eaves and are accessed via the roller shutter door, off the floodlit shared yard.

Inset to the unit are offices/showroom with kitchenette and W.C facilities. There is currently a dust filtration unit connected to the premises. There are compressed airlines and three phase electricity. Internally the premises are lit with LED floodlights.

Accommodation

Total gross internal 480.44m² (5,170 ft²).

Service Charge

A service charge in the region of £2,885 per annum, is payable. This covers the costs of insurance, security lighting, water/sewerage and general site maintenance of communal areas. It is invoiced quarterly in arrears, following receipt of actual costs.

GENERAL INFORMATION

Tenure

The property is available on an internal repairing and insuring lease for a term of 6 years. There will be an open market rent review at the end of year 3.

Guide Rental

£28,000 per annum plus VAT

VAT

We are informed by the Landlord that the premises is subject to VAT.

Energy Performance Certificate

EPC rating D

Rating Assessment

In the current rating list the premises has a rateable value of £21,250.

Legal Costs

The ingoing tenant will be required to pay £450 plus VAT, towards the landlords reasonable legal fees.

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

Services

We understand that three phase electricity and water are available to the property. Private Drainage.

Viewing

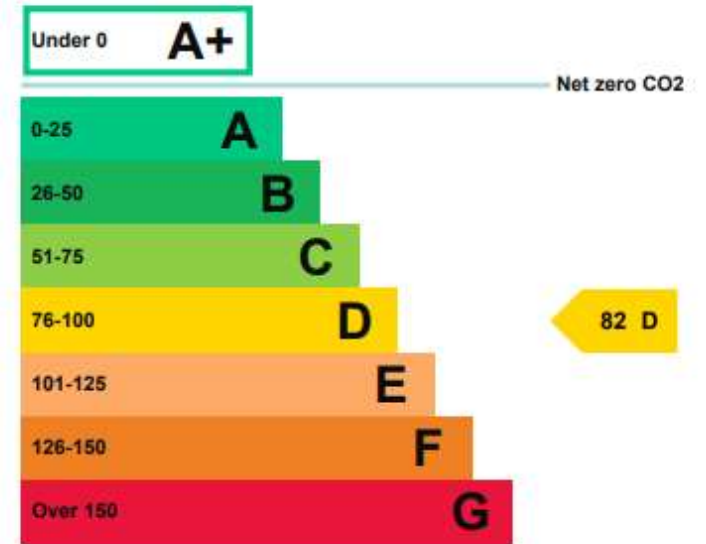
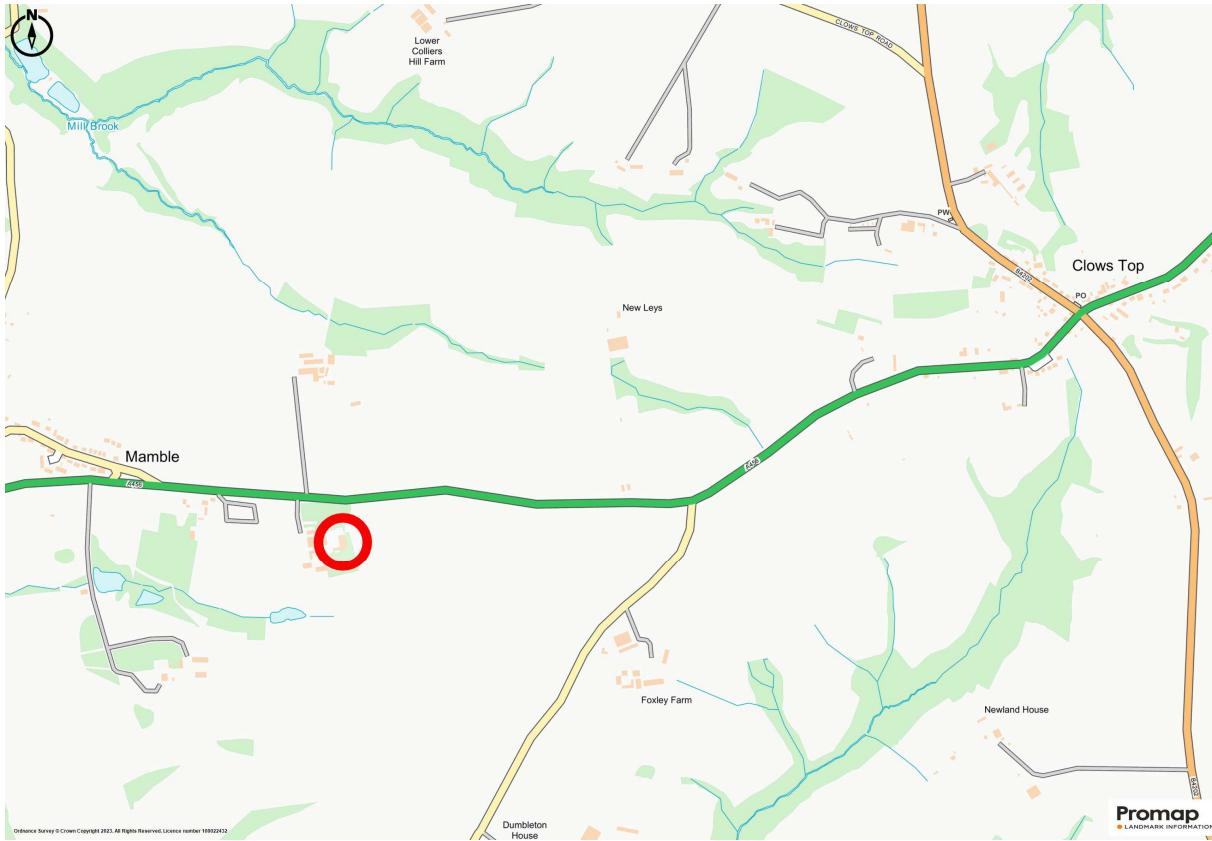
Strictly by prior arrangement with the sole Agents.

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