



Unit 4a, Upton Business Centre

Welland Road, Worcester, WR8
0SW

- **INDUSTRIAL PREMISES AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 1324 SQ FT (123 SQ M)**
- **LOCATED ON A SMALL, SECURE ESTATE 6 MILES FROM J1 M50**
- **WITH PARKING AND WC FACILITIES**
- **FAMILY RUN BUSINESS CENTRE WITH AMPLE ROOM FOR EXPANDING BUSINESSES**
- **RENT: £7,950 PER ANNUM EXCLUSIVE PLUS VAT**

Ledbury Office

01531 634648

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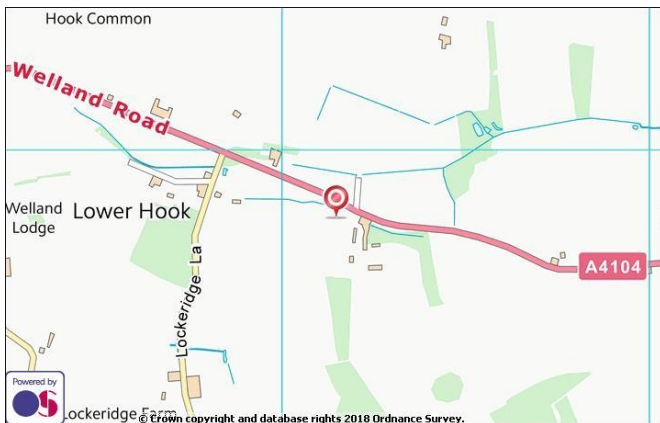
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 4A	the premises comprise of warehouse accommodation measuring with approximate dimensions, 11.95m x 10.30m, with 3-Phase supply, and WC facilities. Please note these are currently housed externally.	1,324 Sq Ft (123.00 Sq M)	£7,950.00
TOTAL		1,324 Sq Ft	£7,950

Location

Upton upon Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

Description

Upton Business Centre is a small, well managed Estate of light industrial units situated on the A4104 Welland Road, with the Estate at higher ground level relative to the town of Upton, and is located just six miles from Junction 1 of the M50. The premises offer excellent accommodation with roller shutter door. The Estate has CCTV.



Tenure

TENURE- The premises are available to let on a new lease for a minimum term of six years with a rent review and break clause at the third anniversary on a full repairing and insuring basis subject to receipt of satisfactory references.

RENT- £7,950 Per Annum Exclusive plus VAT.

SERVICE CHARGE- There is a fixed service charge for a three year period, to be reviewed at the third anniversary, in respect of maintenance of the estate, which is currently £794.76 per annum plus VAT including building insurance.

LEGAL FEES- The incoming tenant will be responsible for the landlord's reasonable legal fees incurred in the creation of a new lease, capped at £750.00 plus VAT.

DEPOSIT- A deposit equivalent to one quarters rent will be required.

Business Rates

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £7,800

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING - Upton Business Centre benefits from Use Class B1, B2 and B8. All interested parties are advised to make enquiries at the local authority planning department in order to establish that their required use of the premises will be permitted. There is no restriction to working hours on site and 24 hour access is available and automated gates.

EPC RATING - D (82) <https://find-energy-certificate.service.gov.uk/energy-certificate/1343-7903-5268-0260-3774>

Services

We have been advised that mains electricity are connected to the property. Please note water and drainage is via a private system. The landlord reserves the right access the unit to take meter readings. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

From the centre of Upton upon Severn, continue along Old Street which becomes the A4104, Welland Road. After a short distance, Upton Business Centre can be found on the left hand side.

POST CODE - WR8 0SW

WHAT3WORDS - ///deep.boom.frostbite

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.