

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

NAMMU TECH

1A

Unit 1a, Upton Business Centre

Welland Road, Worcester, WR8
0SW

- MODERN LIGHT INDUSTRIAL UNIT OF APPROX 1062 SQ FT (98.66 SQ M)
- WITH MEZZANINE HIGH SPEC OFFICES OF APPROX 461 SQ FT (42.84 SQ M)
- LOCATED ON A SMALL, SECURE ESTATE 6 MILES FROM J1, M50
- RENT: £14,750 PER ANNUM EXCLUSIVE PLUS VAT

Ledbury Office

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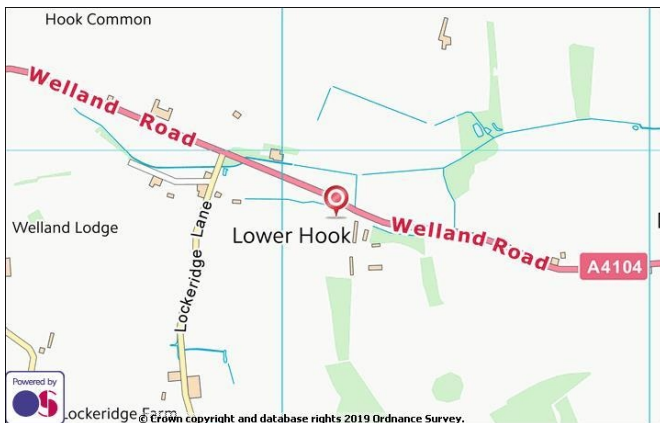
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 1A	extending to approximately 1062 SQ FT (98.66 SQ M) of industrial space, with entrance lobby, WC, and mezzanine offices extending to approximately 461 SQ FT (42.84 SQ M) with open plan office, kitchenette and WC.	1,523 Sq Ft (141.49 Sq M)	£14,750.00
TOTAL		1,062 Sq Ft	£14,750

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 6 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 modern accommodation with 6m eave height, and electrically operated fully insulated up and over panel doors (4.5m (high) x 3m (width))



Tenure

TENURE The premises are available on a new lease for a minimum term of three years on a full repairing and insuring basis subject to receipt of satisfactory references.

RENT £14,750 Per Annum Exclusive plus VAT

SERVICE CHARGE There is a fixed service charge for a three year term in respect of maintenance of the estate. The service charge will be £1,314.00 plus VAT. The service charge includes 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 estimated 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: £11,000

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.

MANAGEMENT The Business Centre benefits from proactive family management. The Estate Office is situated in Malvern just 4 miles away and a family member lives within 1 mile of the site. 24/7 CCTV monitoring of the Business Centre, together with automated entrance gates to the Estate.

EPC RATING - C (63) <https://find-energy-certificate.service.gov.uk/energy-certificate/6634-1931-1598-9921-0728>

Services

We have been advised that mains three-phase electricity and water are connected to the property. Foul drainage is to a public sewer. 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 - ///supposes.mammoths.donates

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.