

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Unit 9a Upton Business Centre, Upton upon Severn, WR8 0SW

- SECURE COMPOUND WITH 24/7 ACCESS
- EXTENDING TO APPROXIMATELY 12,180 SQ FT
- WELL MANAGED ESTATE WITH CCTV
- SUITABLE FOR STORAGE, LOGISTICS & ASSEMBLY
- JUNC. 8 M5 APPROX 9 MILES, JUNC. 2 M50 7 MILES
- RENT: £25,000 PER ANNUM EXCLUSIVE PLUS VAT



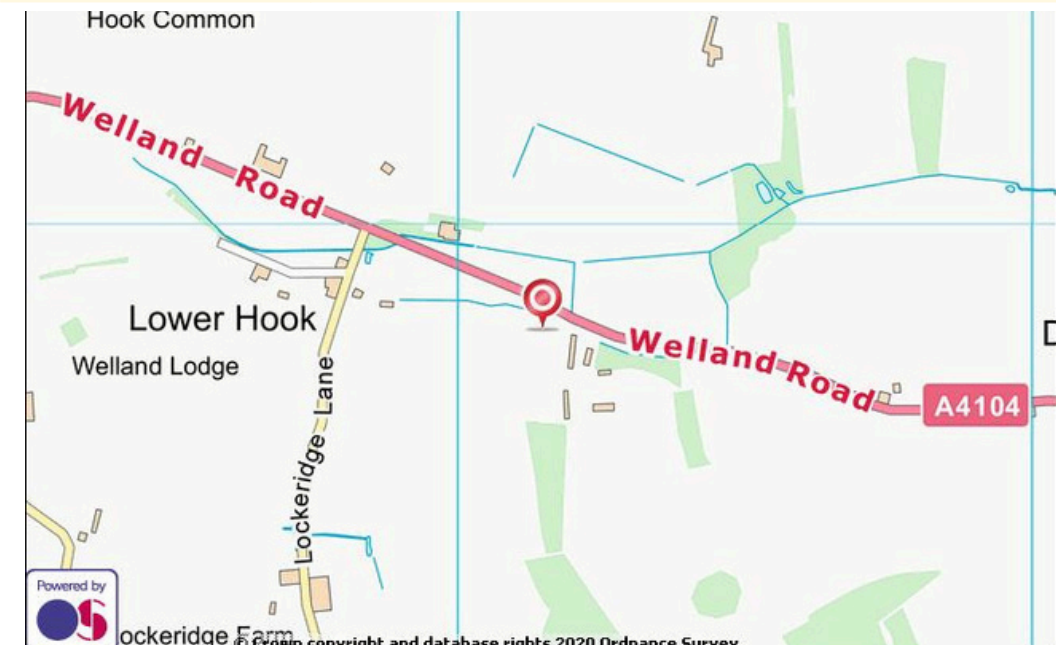


## LOCATION

Upton Business Centre is a small well managed estate of light industrial users situated on the A4104 Welland Road, the main road into Upton upon Severn, which is about one mile distant. The estate is at high ground level relative to the town. Upton upon Severn is an historic Worcestershire town serving a wide rural catchment. Great Malvern is 8 miles distant, Worcester 10 miles, and Tewkesbury 7 miles. This is a fenced site with CCTV.

## ACCOMMODATION

Area	Description	Size
Unit 9a	The premises extend to approximately 2,355 sq ft (218.78 sq m), and includes open warehouse with kichenette and staff area and offices. The site extends to 12,180 sq ft ( 1132.38 sq m) benefits from a full fenced perimeter, with gated entrance. The ground surface is road planings, on a stone sub base to provide a hardstanding, drained with road gullies to an approved storm water system and outfall, and is suitable to a variety of uses, and has recently been used for storage and distribution.	14,534 sq ft (1,351.16 sq m)



## SERVICES

We have been advised that landlord's three-phase electricity supply via submeter, water and drainage are connected to the property. The foul drainage is to a public sewer. Fibre broadband is available at the Business Centre. 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.

## PLANNING

We believe the current use class associated with the premises is Class B8 and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

## BUSINESS RATES

The Rateable Value is TBC.

The premises have recently been altered and the Valuation Office Agency will need to visit to reassess the premises and determine a new rateable value.

Viewing Highly Recommended

## VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 option 3.

E-Mail: [commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

Address: 3-7 New Street Ledbury, HR8 2DX

## 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: ///talkative.hairpin.blink

## Proposed Terms - Subject to Contract

**TENURE** - The premises are available to let on a new six-year lease, with a three year rent review in accordance with RPI/market rent (whichever is the greater) on a full repairing and insuring basis.

**RENT:** £25,000 Per Annum Exclusive plus VAT.

**SERVICE CHARGE** - There is a fixed service charge for a three year term. The service charge will be £2,431.00 plus VAT per annum for the premises. This also includes reimbursement to the landlord for building insurance.

**LEGAL FEES**- The incoming tenant is to contribute towards the landlord's reasonable legal costs incurred in connection with the preparation of the new lease, at a fixed sum of £1,500.00 plus VAT.







## OPTIONAL PORTAKABIN FOR OFFICE OR WELFARE FACILITY



The landlord would consider installing a portakabin or multiple portakabins to provide offices and WC, kitchenette facilities, subject to an additional rent. Photographs show the available options. Please note these are stock photographs and the final portakabin may differ in look and specification.



## General

Intending tenants 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 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 formally verified and therefore prospective tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.



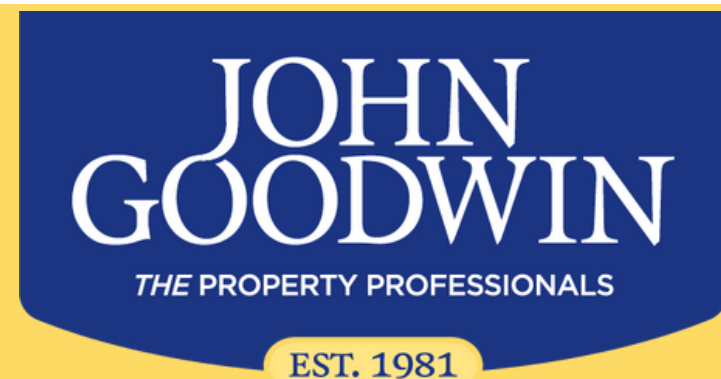
### Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

[commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)



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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

