

westbridge

COMMERCIAL

TO LET

INDUSTRIAL / WAREHOUSE UNIT



Unit 1a The Halt Birds Business Park, Station Road, Stratford Upon Avon



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 2,562 sq ft (238 m²)
- Set Within Own Fenced Yard
- Modern New Build Unit
- Internal Office, Kitchen and Toilet
- £28,000 per annum + VAT

Unit 1a The Halt Birds Business Park, Station Road, Stratford-Upon-Avon, CV37 8RP

Location:

From the Welford on Avon direction turn left onto Station Road cross over The Greenway and on the right is the turning to Birds Business Centre. Follow the service road all the way to the end and unit 1a is located behind the gates on the right hand side

Description:

The unit sits within its own gated compound behinds lockable gates. The property can be accessed via a door and roller shutter into the warehouse and a door to the left into the office space. Walking through the front door of the property it welcomes a bright office/ reception area with a large window, equipped with Starlink internet, CCTV system, heating, data/electric trunking, carpeted floors, LED lights and a alarm system. Following on from the office via a door parallel to the front door is a further room, to the left this houses a kitchen area equipped with a sink and fridge, and further on a large disabled access toilet. From here there is a door again parallel to the other internal doors, with direct access into the large open plan warehouse fitted with indoor a CCTV camera, and concrete panelling surrounding the inside of the building for extra security. The eaves height of this warehouse is 5.65m and the ridge height is 6.46m.

To the front of the warehouse there is an electric roller shutter door with a width of 3.98m and a height of 4.8m leading out onto the driveway. The unit has a power floated concrete floor, steel portal frame and insulated walls and roof panels with double skin roof lights. The warehouse has a three phase electric supply, LED lighting and two windows at high level. Above the office could be used for further storage or fitted out as a office by the incoming tenant.

The estate is gated at the front entrance of the service road and the unit also sits behind gates and a palisade fence.

Floor Area:

Gross Internal Area (GIA) is 2,562 sq ft (238 m²)

Price:

£28,000 Per Annum

Tenure:

New Lease Available

Service Charge:

To be confirmed.

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.

Rateable Value

Yet to be rated, source: www.voa.gov.uk.

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 £1000 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.

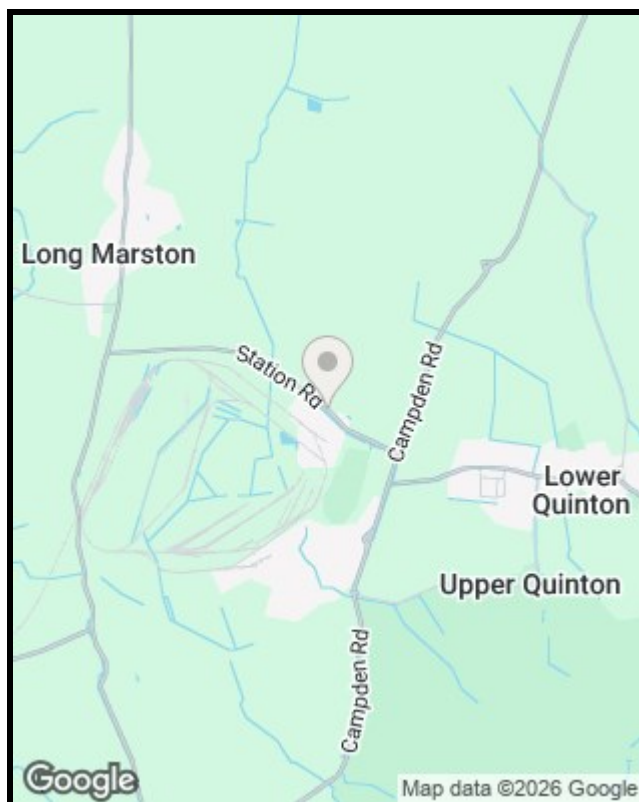
EPC:

The Energy Performance Rating of the property = A.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

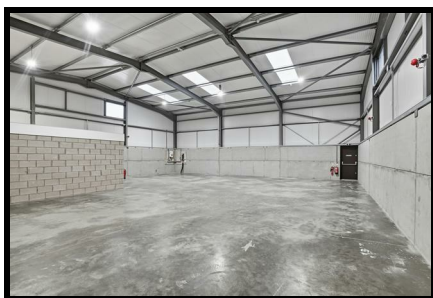


Richard Johnson:

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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.



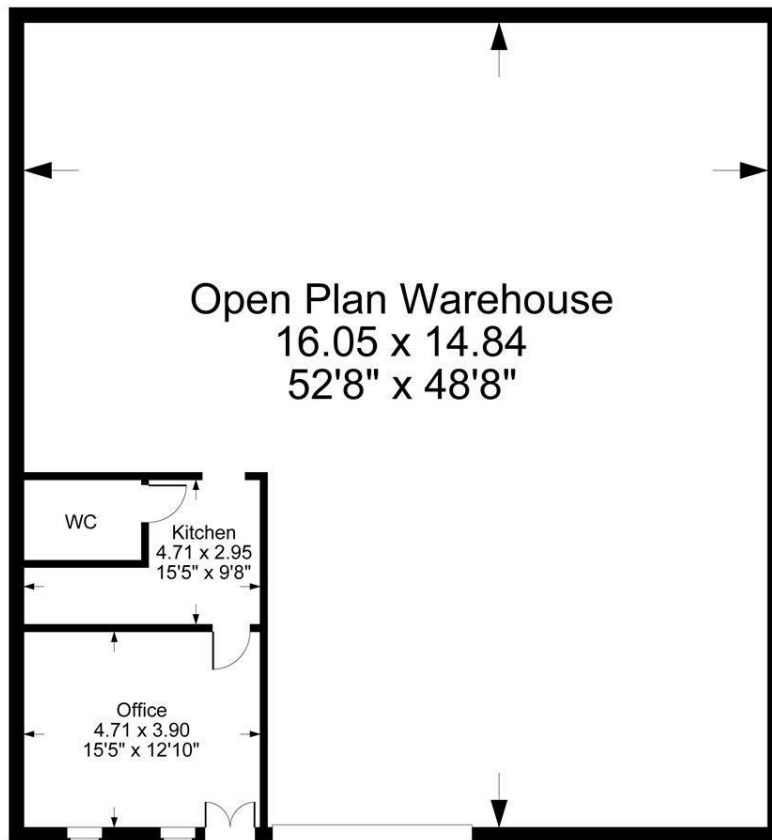


Illustration for identification purposes only,
measurements are approximate, not to scale.