

INDUSTRIAL / WAREHOUSE UNIT



Cold Comfort Farm, Ragley Hall, Alcester

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- 7,666 sq ft (712.50 m2) GIA
- Detached B8 Use Warehouse
- Gated Private Site
- Further Yard Space Available by Negotiation
- £53,662 per annum + VAT

Cold Comfort Farm, Ragley Hall, Alcester B49 5NU

Location:

Heading North from Arrow on the A435 dual carriageway Cold Comfort Farm is accessed via a left hand turning off the dual carriageway. There is a private road and a sliding gate at the end of the drive for access onto the site. Once on site take the left hand fork in the road which takes you to the unit.

Description:

The unit is accessed via a private drive with a sliding security gate. The building itself is constructed from a steel portal frame with concrete panels at low level, profile sheeting at higher level and a profile sheet roof with clear roof lights. To the front elevation is a roller shutter access door leading to an open plan warehouse with concrete floor and a half height wall down the centre of the building. The landlord has said that internal offices and facilities could be installed subject to lease term and tenant financial strength. The building will come with an external area the length of the building and approximately 12m wide. Further external yard space adjoining this site is also available by separate negotiation. A new roof is being fitted constructed from insulated composite panels.

N.B The concrete separation blocks shown in the photo can be removed to leave an open plan warehouse.

Floor Area:

Gross Internal Area (GIA) is 7,666 sq ft (712.50 m2)

Price:

£53,662 per annum

Tenure:

New Lease Available

Service Charge:

The tenant will pay a fair and proper contribution towards the upkeep of the common areas based on sq ft occupied.

Rateable Value

To be confirmed, source: www.voa.gov.uk.

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.

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.

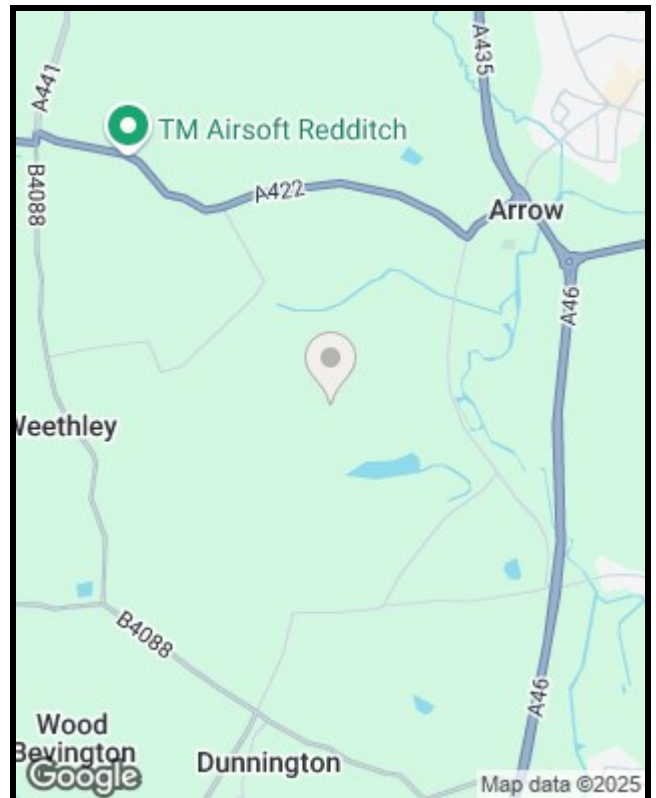
VAT:

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 is to be confirmed.

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



Viewing:

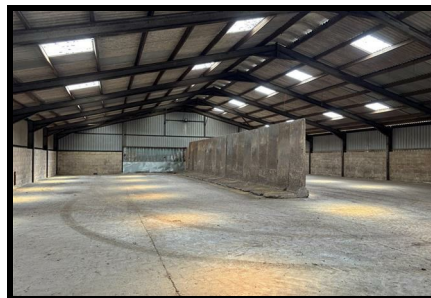
Viewing strictly by prior appointment with sole agent:

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.



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