

INDUSTRIAL/WAREHOUSE UNIT



The New Unit at Drayton Manor Farm, Drayton Manor Drive, Stratford Upon-Avon



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- To Let 26,000 sq ft (4,459 m²)
- Could be Divided into Smaller Units
- Modern Composite Insulated Panels
- Steel Portal Frame & Power Floated Floor
- Priced at £8.00 per sq ft per annum + VAT

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Location:

Exiting Stratford upon Avon heading West on the Alcester Road at the roundabout enter the A46 at the first junction. Take the first left hand turning on the A46 onto Drayton Manor Drive and at the white estate sign take the right hand turning. Follow the service road as it enters the site and keep left. The new building is located on the left hand side opposite the Garden Furniture Centre warehouses.

Description:

A 48,000 sq ft (4459 m2) new warehouse unit under construction located at Drayton Manor Farm on the outskirts of Stratford upon Avon and approximately 22,000 sq ft of the building is under offer leaving 26,000 sq ft of space available. The building is being constructed from a steel portal frame with 8m eaves height, power floated concrete floor, composite panel roof with clear roof lights and composite panel side cladding. The property will have electrically operated roller shutter doors and will be wired to a 3 phase distribution board ready to take a tenants fit out. Internal offices could be built subject to negotiations, lease term and covenant strength. The units could be split into smaller units if required.

Floor Area:

Gross Internal Area (GIA) is 26,000 sq ft (4459 m2)

Price:

£208,000 Per Annum

Tenure:

New Lease Available

Service Charge:

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

Rateable Value

Yet to be rated, 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 £5,000 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.

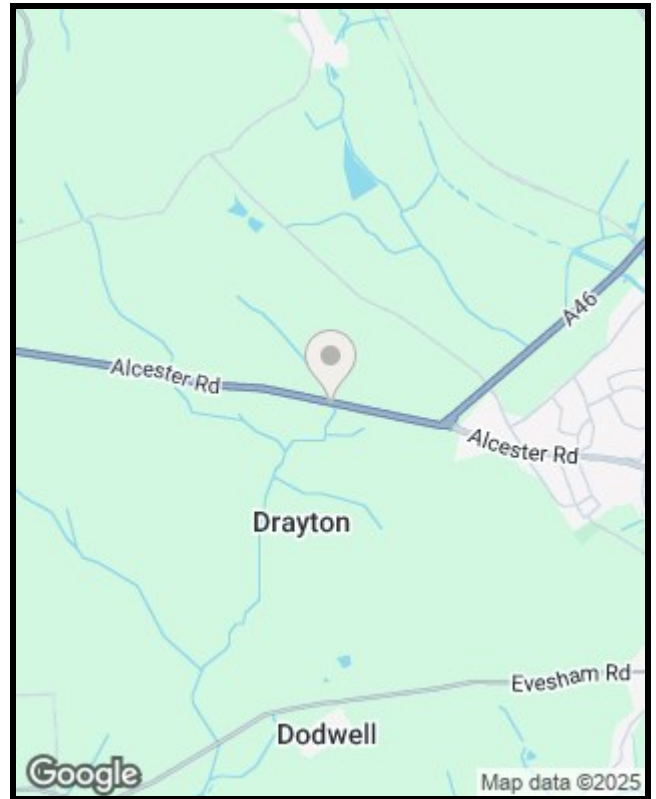
EPC:

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:

Westbridge Commercial Ltd

1st Floor Offices

3 Trinity Street

Stratford Upon Avon

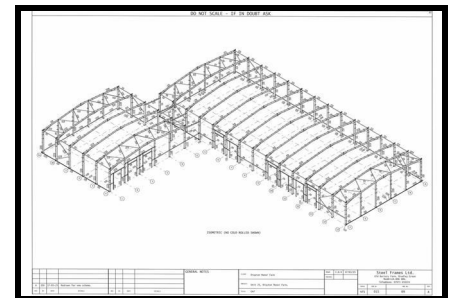
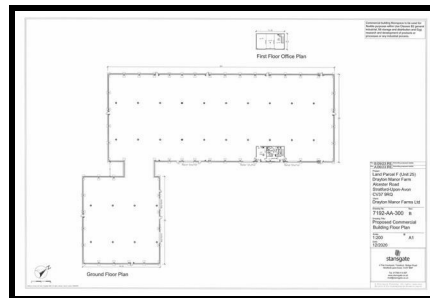
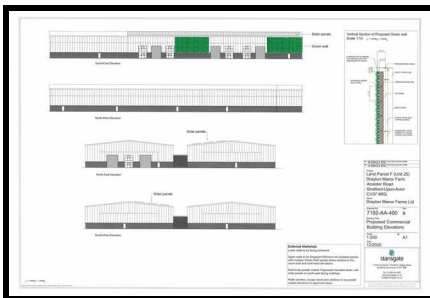
CV37 6BL

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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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