



# TO LET

## INDUSTRIAL/WAREHOUSE UNIT



Unit 4 Oak Tree Court, Arden Forest Way, Alcester

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- 2,212 sq ft (205.57 m<sup>2</sup>)
- New Build Highly Insulated Warehouse
- 9m Eaves Giving Fantastic Volume Storage Capacity
- Internal Offices, Toilets & Kitchen Included
- £25,438 pa + VAT.

# Unit 4 Oak Tree Court, Arden Forest Way, Alcester B49 6GT

**Location:**

Heading South West towards Alcester on the A435 take the first exit at the roundabout towards the main Industrial Estate, cross over the river Arrow and take the first left next to IMA Swiftpack. Carry on onto Arden Forest Way and the development is located on the left hand side next to the Calgavin building.

**Description:**

The units are being constructed with modern warehouse users in mind making the most of the buildings volume capacity with eaves heights of 9 m. The buildings are constructed of steel portal frames with insulated TATA composite roof panels with clear twin skin roof lights along with insulated two tone TATA side panels giving excellent thermal properties. Each unit will have an insulated roller shutter door, pedestrian door which will lead to an office area, toilet and kitchen. Tenants can determine the layout of the offices and toilets dependant on how many units they require subject to lease term and covenant strength. Internally the floors will be power floated sealed concrete floors with a three phase power supply to each unit along with high bay LED energy efficient lighting.

Externally the development will be landscaped with a mix of trees and shrubs and the site itself has established oak trees to the Northern boundary which abuts the Heart of England Forest which was planted with saplings within the last 6 years. Each unit has allocated parking provisions and a concrete unloading apron outside each roller shutter door.

**Floor Area:**

Gross Internal Area (GIA) is 2,212 sq ft (205.57 m<sup>2</sup>)

**Price:**

£25,438 per annum.

**Tenure:**

New Lease Available

**Service Charge:**

The estimated service charge for the current year is £1,846.49 + VAT

**Rateable Value**

Yet to be rated source: [www.voa.gov.uk](http://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:

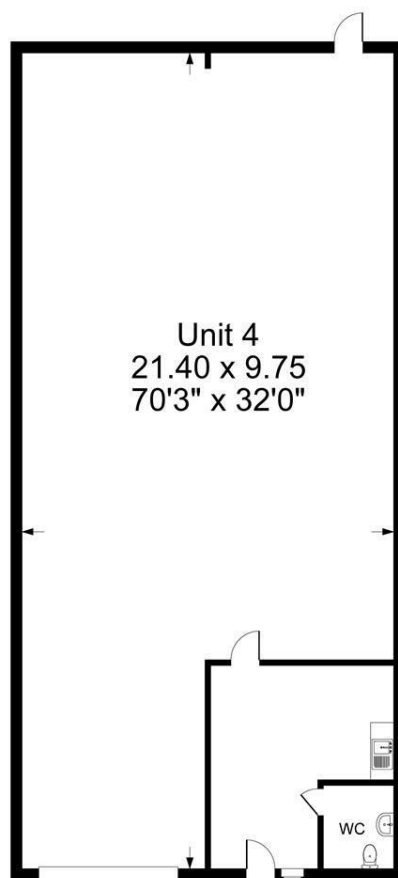
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**GDPR:**

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](http://www.westbridgecommercial.co.uk).





Ground Floor

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