

westbridge

COMMERCIAL

TO LET

## OPEN STORAGE YARD



### Yard at Offenham Road, Evesham



Richard Johnson



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

- 0.7 acre Yard (2,850 m<sup>2</sup>)
- Gated Site
- 1.3 Miles from A46 Nr Evesham
- Weigh Bridge
- £50,598 pa NO VAT

# Yard at Offenham Road, Evesham WR11 8DX

## Location:

Heading North on the A46 at the Badsey Roundabout take the first exit towards Evesham and then turn right onto Offenham Road. Pass over the A46 bridge then the railway track bridge and the site is on your left opposite Avon Vale Holiday Lodges.

## Description:

The site is located behind lockable gates off the Offenham Road approximately 1.3 miles from the A46 with excellent transport links to the M5 motorway at Tewksbury or Worcester.

The yard is laid to concrete with some compacted hard standing on two sides. The yard is fenced and only accessible via the main gates giving good security measures. The yard measures approximately 57 m wide by 50m deep and has a weigh bridge, power and water are available on site via sub-metered supplies. A further two storey office building and an industrial/warehouse building are available by separate negotiations.

## Floor Area:

Gross External Area (GEA) is 0.7 acre (2,850 m<sup>2</sup>)

## Price:

£50,598 Per Annum NO VAT

## Tenure:

New Lease Available

## Service Charge:

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

## 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 £2000 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:

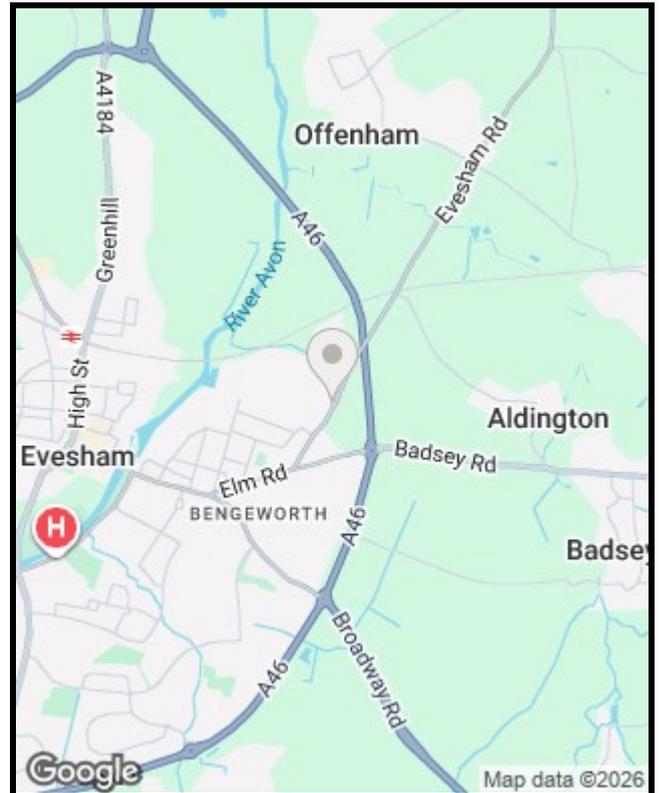
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

An Energy Performance Rating is not required.

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



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