westbridge COMMERCIAL

TO LET

OPEN STORAGE YARD

Yard L, Drayton Manor Farm, Stratford-Upon-Avon

Richard Johnson

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www.westbridgecommercial.co.uk

- 1.0 Acre Storage Yard
- Three Portacabins Included
- Water & Power Supplies & Fibre Broadband
- Gated Yard 44m by 80m
- £65,800 pa + VAT

Location:
Located just 2 miles West of Stratford Town Centre, Drayton Manor Farm is a private 500 acre Estate with over 300,000 sq ft of building and storage yards. The site is just off the A46 and 7.5 miles from junction 15 of the M40.

Description:
The Yard area is accessed to the West of Drayton Manor Farm off a concrete Service Road. The property has parking with three portacabins which have power and a water supply as well as a private fibre broadband connection. The parking area measures 31m by 18 m and the portacabins sit within this area. The main Yard areas sits beyond this behind gates and measures 80m deep by 44 m wide and is mostly hard standing under foot. The portacabins offer the following accommodation internally:
Cabin 1 - Meeting room (4.21 m by 2.83 m) Kitchen (3.53 m by 1.77 m) and Office (3.53 m by 2.83 m)
Cabin 2 - Reception/Office (5.33 m by 2.84 m) Breakout/Toilet (4.14 m by 2.83 m)
Cabin 3 - Large Open Plan Office (2.84 m by 9.58 m)

Viewing is strictly by appointment only with Westbridge Commercial Ltd.

Floor Area:
Gross External Area (GEA) is 1.0 acre (43,879 sq ft)

Price:
£65,800 Per Annum

Tenure:
New Lease Available

Service Charge:
The tenant will pay a fair and proper proportion of any common costs to the common areas.

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:
An Energy Performance Rating of the property is not applicable.

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.