

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 5 Priory Piece Business Park, Inkberrow



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- Industrial/Warehouse Unit 6,074 sq ft (564.58 m²)
- Mezzanine Offices
- Large fenced side yard
- Secure Gated Industrial Site
- £35,000 pa + VAT

Unit 5, Priory Piece Business Park, Inkberrow, WR7 4HT

Location:

The business park is situated off the A422 just outside the village of Inkberrow with easy road transport links to the M40, M42 and M5.

Description:

The building is steel portal frame construction with insulated panelled roof and walls with roof lights, sodium lighting, 3 phase power supply. The accommodation is laid out as follows:-

Pedestrian access door leads to a showroom/trade counter area with two toilets to the left hand side and a kitchen beyond this off the corridor. Past the trade counter is a stock room with managers office to the right hand side. There is a large workshop/warehouse area beyond this in two sections, both have their own roller shutter access to the gated side yard. At the far end of the workshop/warehouse area is a staff breakout and toilet block with two WC's and above this is a open plan office room.

To the front of the building is a first floor mezzanine which houses four office rooms and four under eaves storage areas. The offices have two external windows to the front elevation and one rear window overlooking the internal warehouse area. The external yard area is gated and has palisade fencing to the front rear elevations making it enclosed.

Floor Area:

Gross Internal Area (GIA) is 6,074 sq ft (564.58 m2)

Price:

£35,000 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

Current rateable value (1 April 2023 to present) £29,750.

From 1 April 2026 - £35,250 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.

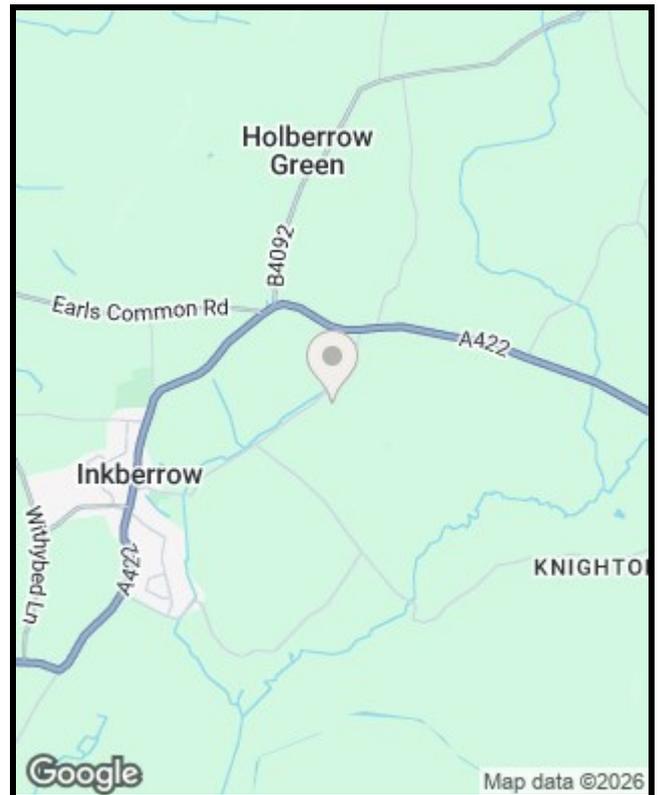
Tenure:

New Lease Available

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.



VAT:

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

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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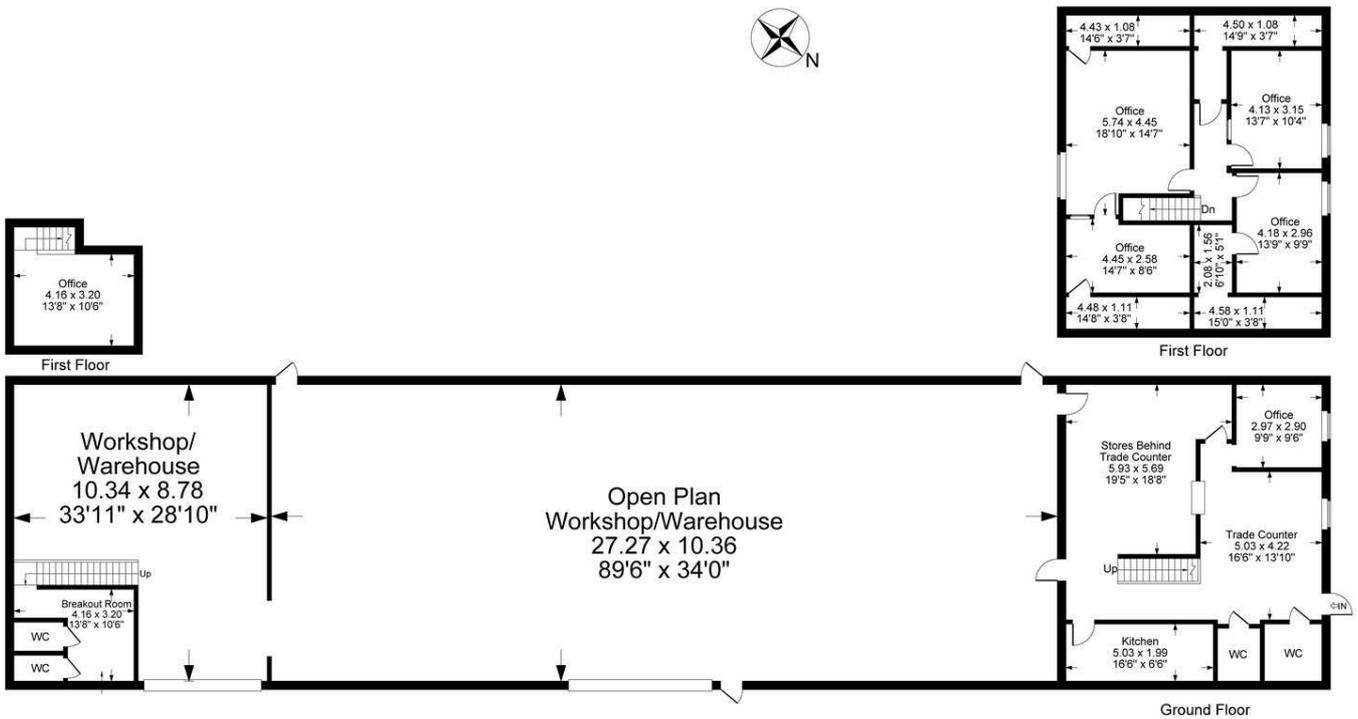


Illustration for identification purposes only, measurements are approximate, not to scale.