

OFFICE PREMISES



Units 18 & 19 Stockwood Business Park, Redditch

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- 1,233 sq ft (114.68 m2) NIA
- Available as One Unit or Combined as Two
- Small Business Rates Relief
- Four Internal Rooms
- £14,796 pa + VAT

Units 18 & 19, Stockwood Business Park, Redditch, B96 6SX

Location:

Heading out of the village of Inkberrow South West in the Stratford direction take the left hand turning by the Tennis club and keep on this road. At the end take the left hand turning, head down the hill and the road levels out and then bears to the right. Stockwood Business Park is clearly signposted to the right hand side and take the right hand fork in the drive and through the sliding gate.

Description:

The premises are a well spec'd character office suite of brick construction with concrete tiled roof, set within a development of converted stable units. At the time of print unit 19 next door is also available if required.

Accommodation: Office 18 & 19 interconnect via an internal door so the unit can be let in two parts or as one.

Office 18

The office has parking for 4 cars with visitors parking on site as well. Access is via a UPVC door to the main reception/office area with spaces for three/four desks. Off the reception is a fitted kitchen and separate toilet. The reception also leads to the main office which measures 6.18m by 4.86m. The offices have five windows to the front elevation, radiators on the walls, ceiling lights, 13 amp sockets and a composite floor. The offices are in the process of being cleared out and decorated.

Office 19

The office has parking for 4 cars with visitors parking on site as well. The unit is accessed via a disabled access ramp to a set of double doors which lead into the main open plan office area with two front windows. There is a partitioned wall with window in it which leads into a meeting room or directors room and beyond this is the toilet facility which is disabled access enabled. The office has radiators, ceiling lights, 13 amp sockets and is due to be cleared and redecorated.

Floor Area:

Net Internal Area (NIA) is 1,233 sq ft (114.68 m2)

Price:

£14,796 per annum

Tenure:

New Lease Available

Service Charge:

Units 18 & 19 = £1,480 per annum (2025)

Rateable Value

Current rateable value (1 April 2023 to present)

£10,250 ** COMBINED WITH Unit 18 ** 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. The insurance for 2025 is £520 (Units 18 & 19 combined).

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £????? 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 = A. A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

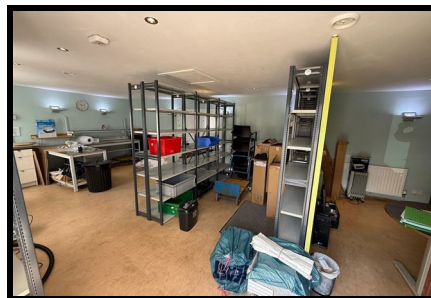


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GDPR:

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.



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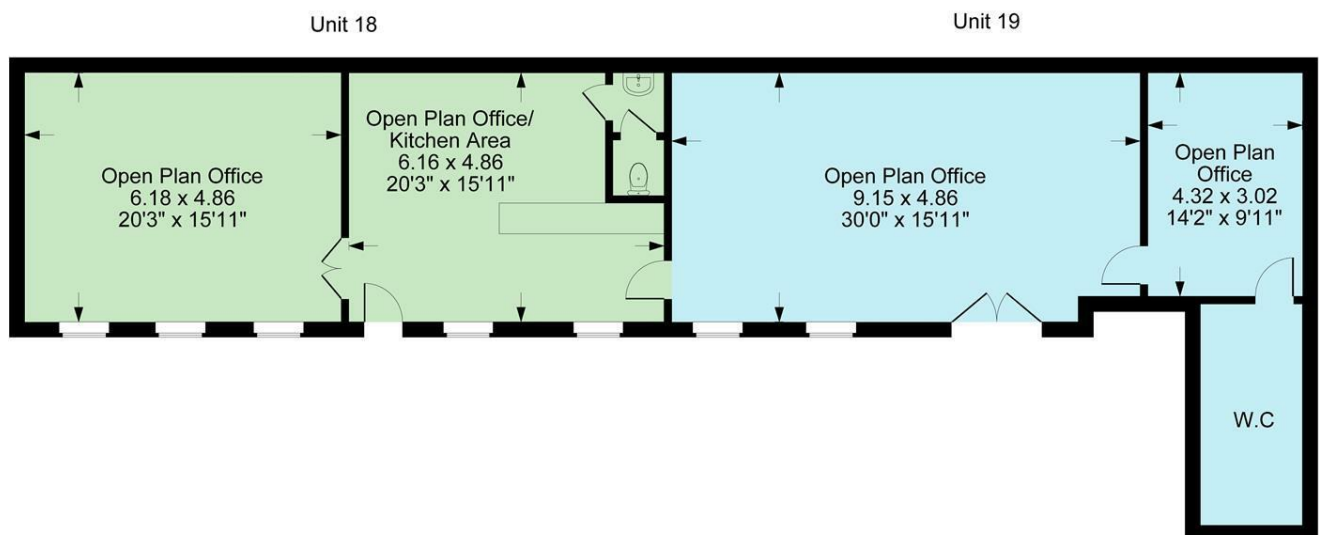


Illustration for identification purposes only,
measurements are approximate, not to scale.