

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 2 Dowercroft, Holberrow Green, Redditch

 Richard Johnson
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- 3,894 sq ft (361.97 m2)
- £25,311 per annum + VAT
- Newly Constructed Unit
- Gated Private Site
- Modern Insulated Unit
- B8 Planning Consent

Unit 2 Dowercroft, Holberrow Green, Redditch B96 6SF

Location:

Located off the B4092 behind private electric gates. The B4092 is easily accessed via the A422 Stratford to Worcester Rd as well as from the Redditch direction via Astwood Bank and Edgioc Lane.

Description:

A newly constructed steel portal frame building with insulated wall and roof sheets, clear roof lights and concrete panels at lower level. The building has a 4 m wide roller shutter door, eaves height of 5.12 m and ridge height of 7.00 m. The floor will be power floated concrete with a internal block work office, kitchen and toilet facilities. At present we are marketing the building from internal photos of the sister unit next door unit 1 but unit 2 will be virtually identical internally.

The building has planning permission for storage and distribution use under planning class B8.

The site is accessed by an electric gate via a private driveway. Viewings are strictly by appointment via the agents office.

Floor Area:

Gross Internal Area (GIA) is 3,894 sq ft (361.97 m2)

Price:

£25,311 Per Annum

Tenure:

New Lease Available

Service Charge:

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

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 £1,000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

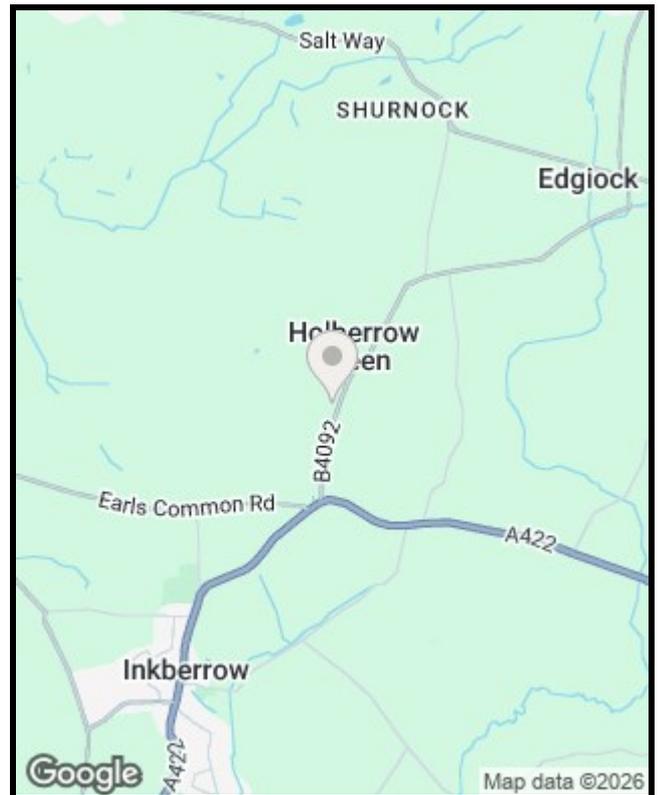
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

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:

Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

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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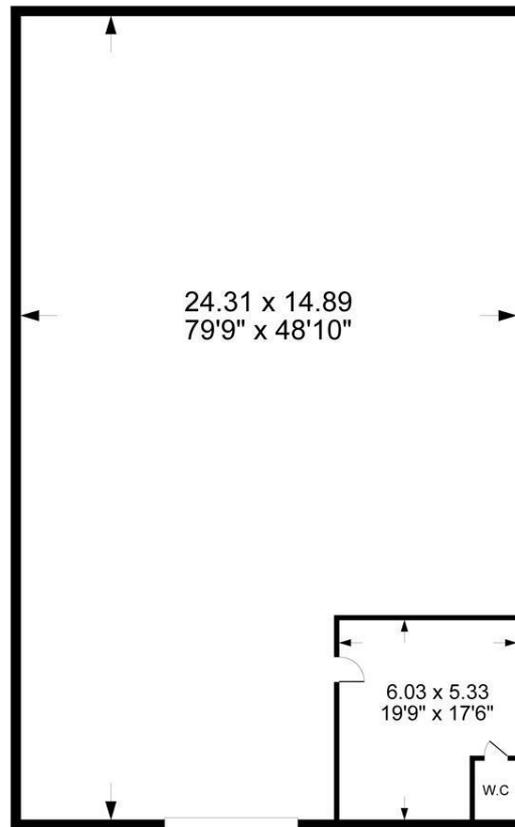


Illustration for identification purposes only,
measurements are approximate, not to scale.