



TO LET

INDUSTRIAL/WAREHOUSE UNIT



1a Generation House, Crab Apple Way, Vale Business Park, Evesham

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- 2,199 sq ft (204.37 m2)
- Modern Unit Built in 2019
- Ground & First Floor Offices
- 3 Toilets
- Break Out Room
- Private Off Road Parking

1a Generation House, Crab Apple Way, Vale Business Park, Evesham WR11 1GP

Location:

Vale Park is located off the A46 to the South of Evesham with direct access via the A46 to the M5 at Tewksbury and access to the M40 and M42 to the North. Once you enter Vale Park take you first left turning on to Crab Apple Way and Generation House is the third turning on your left opposite Base Point Office Complex.

Description:

A modern Industrial/Warehouse unit constructed in 2019 from steel portal frame with brickwork at low level and micro rib composite panels at high level. The front elevation has an up and over insulated shutter door, pedestrian access door and ground and first floor windows. Internally the warehouse is open plan laid out in an L shape around the purpose-built ground and first floor offices.

The offices are accessed via pedestrian door at ground level or via a door into the main warehouse. The offices feature the following accommodation: Reception office, hall leading to disabled access toilet and a rear breakout room with kitchen worktop, base units and wall units with room for a fridge. Off the main hallway is a staircase to the first floor which features two toilets and two separate offices, one to the front with a large window and one to the rear with a window overlooking the warehouse area. The offices and warehouse have LED lighting and the offices are wired with 13amp sockets with the warehouse having a distribution board ready for the occupiers own electrical fit out.

Floor Area:

Gross Internal Area (GIA) is 2,199 sq ft (204.37m²).

Price:

£21,950 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:

£18,250 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.

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 = B.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

Richard Johnson

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1st Floor Offices
3 Trinity Street
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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.



