

westbridge

COMMERCIAL

TO LET

INDUSTRIAL / WAREHOUSE UNIT



Canopy at Offenham Road, Evesham



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- A 2,730 sq ft (253.62m²) GIA
- New Cladding
- 6 Allocated Parking Spaces
- WC, Kitchen & Office to be Fitted
- £20,475 pa + VAT

Canopy at Offenham Road, Evesham WR11 8DX

Location:

Heading North on the A46 at the Badsey Roundabout take the first exit towards Evesham and then turn right onto Offenham Rd. Pass over the A46 bridge then the railway track bridge and the site is on your left opposite Avon Vale Holiday Lod

Description:

The site is located behind lockable gates off the Offenham Road approximately 1.3 miles from the A46 with excellent transport links to the M5 motorway at Tewksbury or Worcester.

The building itself is open sides at present but will be enclosed with cladding and an access roller shutter door to create a modern industrial/warehouse unit. The building is an L shape footplate and will have an internal office, toilet and kitchen built within it. There will be a metered water supply and three phase electric installed along with LED high bays lights. There will be allocated parking for 6 cars on the estate next to the unit.

Floor Area:

Gross Internal Area (GIA) is 2,730 sq ft (253.62 m2).

Price:

£20,475 per annum

Tenure:

New Lease Available

Service Charge:

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

Rateable Value

Yet to be rated, 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 £2000 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:

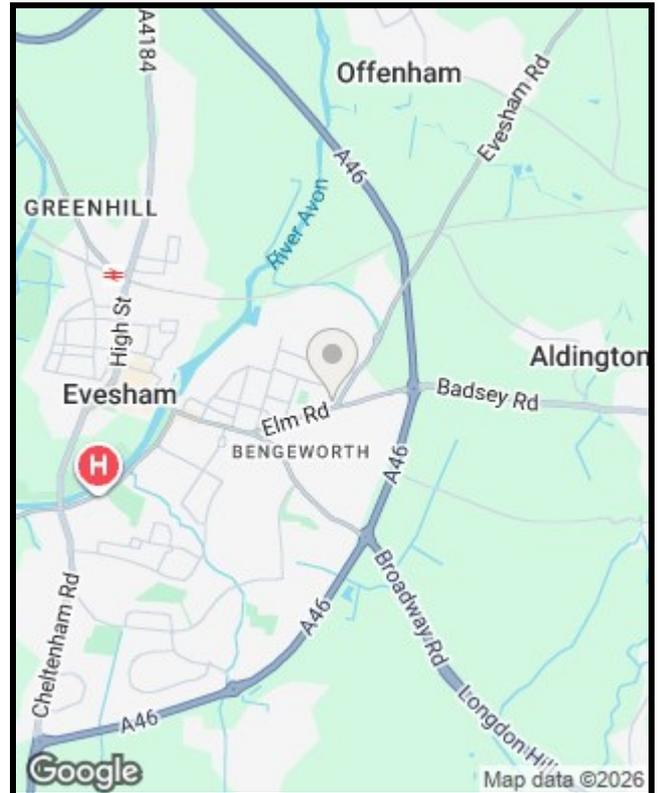
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

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:

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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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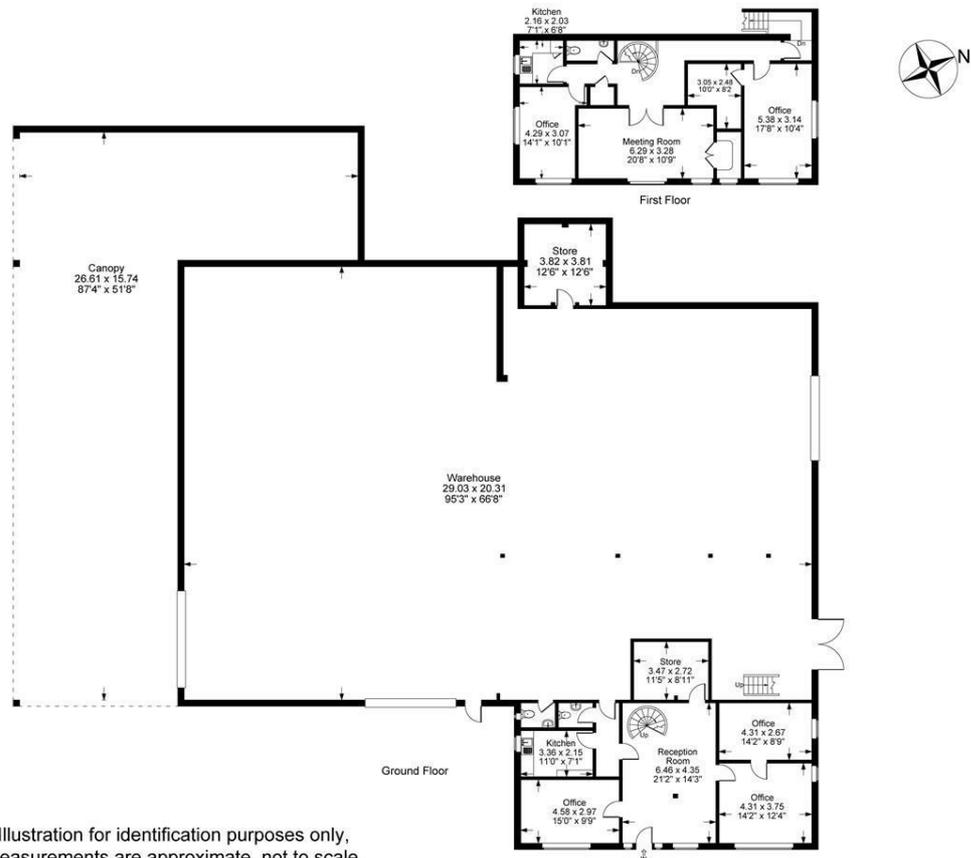


Illustration for identification purposes only, measurements are approximate, not to scale.

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