

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 2 Oak Park Industrial Estate, Ryeland Lane, Elmley Lovett, Droitwich

- | | |
|---|---|
|  Richard Johnson | • 10,238 sq ft (951.5 m2) |
|  Saphie Portwood | • Economical facility at £4.10 per sq ft pa + VAT |
|  01789 415628 | • Gated Site |
|  richard@westbridgecommercial.co.uk | • Roller Shutter Access |
|  www.westbridgecommercial.co.uk | • £42,000 pa + VAT |

Unit 2 Oak Park Industrial Estate, Ryeland Lane, Elmley Lovett, Droitwich WR9 0QZ

Location:

From Droitwich head North of the A422 towards Cutnall Green, keep heading North West and take a right hand turning onto Ryeland Lane, Oak Park is located on the right hand side. Follow the service road down into the estate and turn left opposite Taylors. carry on until the end and the building is located on the right hand side.

Description:

The unit is accessed via a concrete service ramp to the right hand side of the front of the unit via its own roller shutter door. Once inside the building the warehouse space is one full bay with a part bay to the left hand side making an L shape. The building has a concrete floor pad with an eaves height of 4.90 m and a ridge height of 5.44 m. The roller shutter access is 3.68 m wide by 5.40 m high. There is three phase power available and a communal toilet facility for the building. The site is gated but can be accessed 24 hours a day.

Floor Area:

10,238 sq ft (951.5 m2) Gross Internal Area (GIA)

Price:

£42,000 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

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 £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:

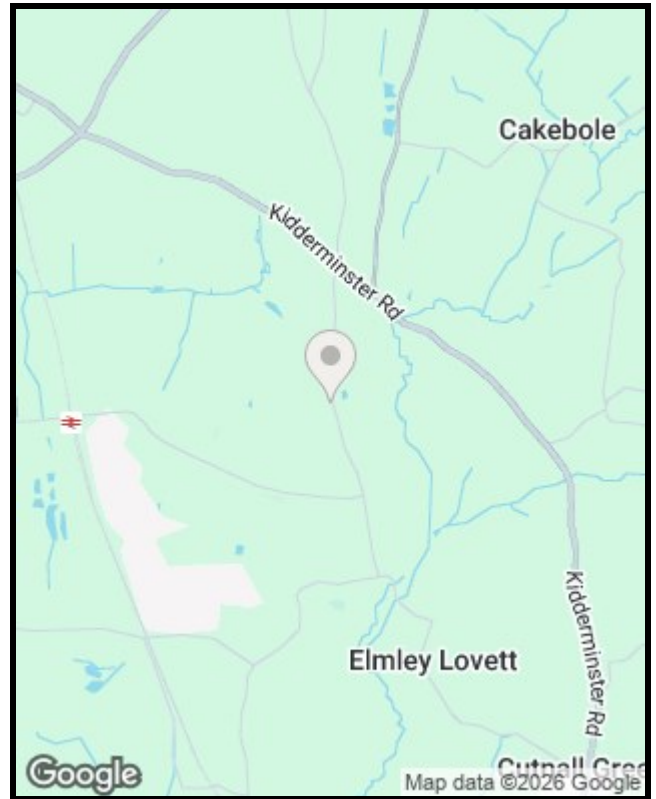
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is 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.



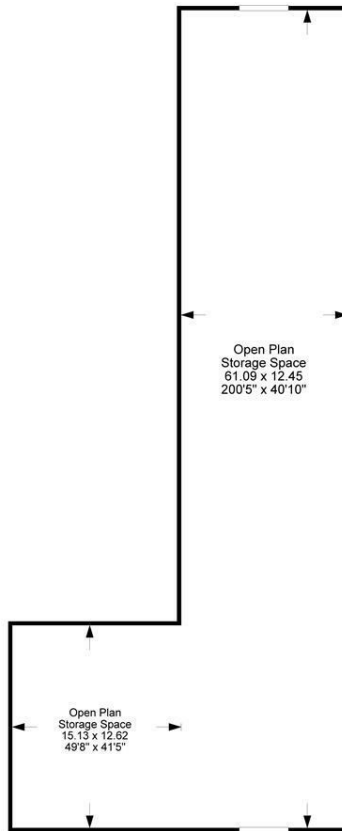


Illustration for identification purposes only, measurements are approximate, not to scale.