

INDUSTRIAL / WAREHOUSE UNIT



Unit 17 Kinwarton Farm Road, Alcester, Warwickshire



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 5,039 sq ft (468.37 m²) GIA
- Freehold Unit
- Useful Side Yard
- Internal Offices
- £460,000 no VAT

Unit 17 Kinwarton Farm Road, Alcester, Warwickshire B49 6EH

Location:

Heading East to Alcester from the Studley direction at the Alcester Heath roundabout take the first turning on to Arden Rd. At the cross road at the end of Arden Rd turn left onto Kinwarton Road and 17 is located towards the end of the road on the left hand side.

Description:

From the outside of the the property there is a parking area to the front and a set of gates giving access to the units side yard area. The property's offices are accessed by a main front door leading to a wide corridor which takes you left to the toilet facilities, two ladies and two gents toilets. Straight ahead is one access to the workshop/warehouse area and to the right is access to the offices. The offices are laid out as an L-shaped open plan room with a separate meeting room and a kitchen facility to the end of the room. Access to the workshop and warehouse is also available from the end of the offices. The workshop/warehouse area is mostly open plan under a portal frame structure with a lined roof and corrugated roof sheets with roof lights. There is a roller shutter access door to the side of the unit which leads to a decent sized side yard behind gates and there is a further store room building and outbuilding behind the main unit which can be accessed via the fire escape door or the side yard.

The property has a water supply, mains gas supply and three phase electrical supply.

Floor Area:

Gross Internal Area (GIA) is 5,039 sq ft (468.37 m2)

Price:

£460,000 NO VAT

Tenure:

Freehold

Service Charge:

To be confirmed.

Rateable Value

£27,500, 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.

Legal Costs & Holding Deposit:

Each party pays their own legal costs.

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:

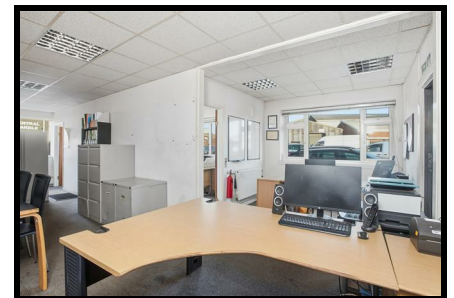


Richard Johnson:

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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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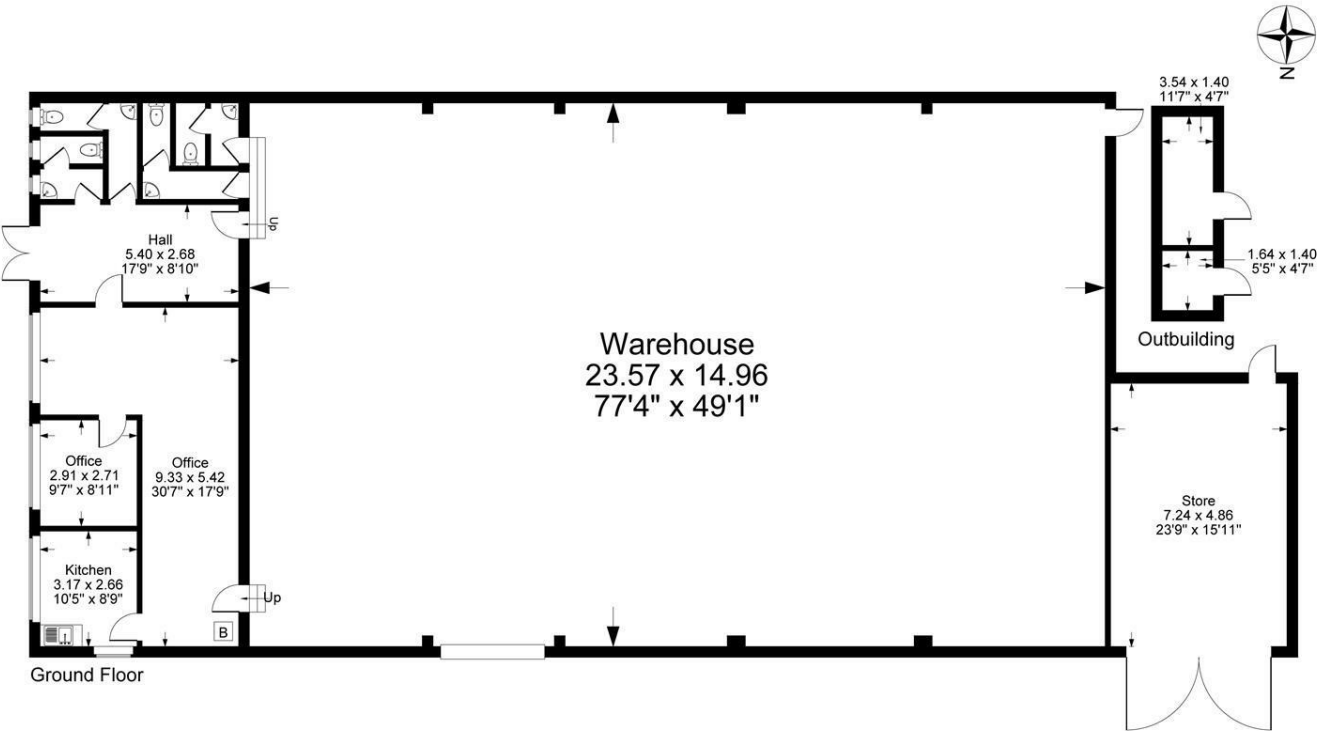


Illustration for identification purposes only,
measurements are approximate, not to scale.

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