



TO LET

## INDUSTRIAL/WAREHOUSE UNIT



Units 3a, 3b & 3c Old Station Yard, Long Marston,  
Stratford-Upon-Avon

 Richard Johnson  
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- Three Units of 1,555 sq ft each (144.5 m2 each)
- Available Individually Or As One
- Gated Site
- Toilet, Kitchen & Office Available Per Unit
- £15,950 pa + VAT

# Units 3a, 3b & 3c Old Station Yard, Long Marston, Stratford-Upon-Avon CV37 8RP

## Location:

Station Road, Long Marston is located 7 miles South West of Stratford upon Avon and 12.8 miles from the M40 junction 15. The site is accessed by heading out of Stratford upon Avon in the South West direction on the B4362 and then taking the right hand turning heading West onto Station Road. Old Station Yard is located on the left hand side opposite the Greenway public footpath.

## Description:

The units are constructed from a steel portal frame with insulated composite panelled sheeting on the walls as well as the roof. The roof lights are double skinned and each unit will also have LED electrical lights on chains suspended from the ceiling. The units will have insulated roller shutter doors, power floated concrete floors as well as an independent 3 phase electrical distribution board per unit. The landlord will be providing fire walls between the units, a toilet facility as well as a kitchen and small office room. The site is located behind lockable gates and allocated parking will be four spaces per unit in the yard to the rear of the building. Each unit measures approximately 12.00m deep by 12.05 m wide (subject to the fire wall thickness). The eaves height is 5.63m and ridge height is 6.56m with the roller shutter being 5.24m wide by 4.40m high.

## Floor Area:

Gross Internal Area (GIA) is 1,555 sq ft each (144.5 m2 each)

## Price:

£15,950 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.

## 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.

## Rateable Value

Yet to be rated, source: [www.voa.gov.uk](http://www.voa.gov.uk)

## 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:

Westbridge Commercial Ltd  
1st Floor Offices  
3 Trinity Street  
Stratford Upon Avon  
CV37 6BL  
Tel: 01789 415 628  
[richard@westbridgecommercial.co.uk](mailto: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](http://www.westbridgecommercial.co.uk).



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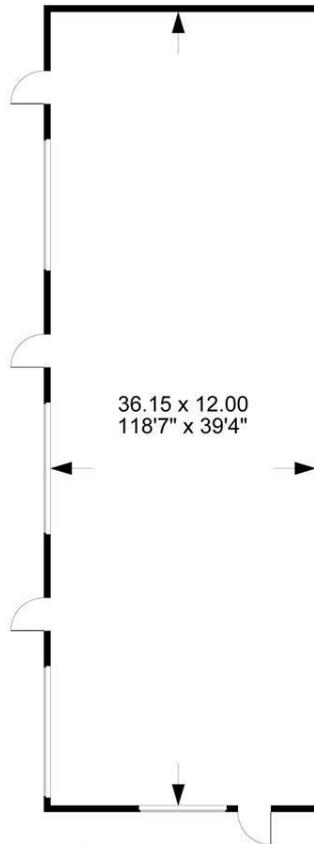


Illustration for identification purposes only, measurements are approximate, not to scale.