

INDUSTRIAL/WAREHOUSE UNIT



Astwood Business Park, Astwood Bank B96 6HH



Richard Johnson



Sophie Portwood



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www.westbridgecommercial.co.uk

- 4,292 sq ft (398.92 m2)
- Available in Whole or Two Parts
- Two Roller Shutters
- WC, Kitchen & Office
- £34,336 pa + VAT

Astwood Business Park, Astwood Bank B96 6HH

Location:

Situated on Astwood Lane just out of the village of Astwood Bank and only 5 miles from Redditch. Redditch has access to the M42 at junction 2 and nearby Bromsgrove has access to the M5 Motorway

Description:

A modern industrial unit which will form an extension of the existing E block and will be effectively the end of the terrace. The unit will have roller shutter door and pedestrian door to the front of each end of the unit. The unit will come with kitchen and toilet facilities and office accommodation over two rooms. The unit has a mono pitch roof and be constructed of composite panelled profile sheeting. The floor will be power floated concrete slab with concrete unloading area outside the roller shutter door. The site itself is well kept and has the benefit of an onsite manager and a full CCTV system. The unit is available as a whole with the party wall between A & B and an internal door between it or as two parts being A & B.

Floor Area:

Gross Internal Area (GIA) is 4,292 sq ft (398.92 m2)

Price:

£34,336 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

£13,250 April 2023-present, 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.

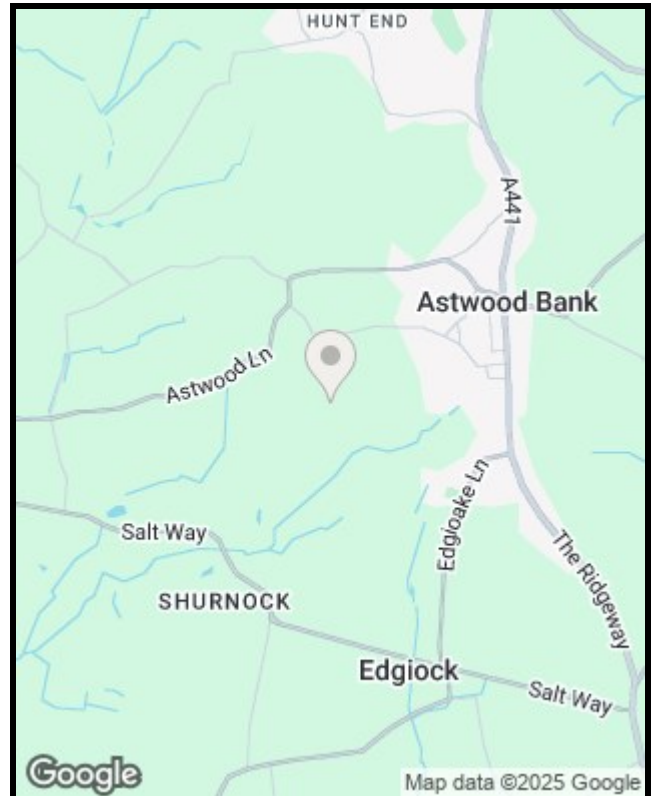
EPC:

The Energy Performance Rating of the property is = C.

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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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.

