



TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 1 Arrow Business Park, Alcester Employment Park, Alcester

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- 1,989 sq ft (184.90 m²)
- Newly Constructed in 2021
- 8m Eaves Height
- 7 parking Spaces
- £19,896 pa + VAT

Unit 1 Arrow Business Park, Alcester Employment Park, Alcester, B49 6HT

Location:

Situated in an established commercial location on the outskirts of Alcester, 8.5 miles south of Redditch and 9.5 miles west of Stratford Upon Avon. Easy access to the motorway network via the A435, A46 and A422 with Junction 3/M42 10 miles to the north, Junction 15/M40 14.5 miles to the east and Junction 7/M5 16 miles to the west.

Description:

The property was newly constructed in 2021 from a steel portal frame with insulated roof and walls panels, a glazed front panel and a electrically operated sectional overhead door. The floor is power floated concrete and there is a disable access toilet, kitchen/store room and an office ideal for 2-3 desks with a kitchen facility within it. The balance of the space is open plan warehouse with LED high bay lights and a fire panel system. The property is available with up to 7 parking spaces and more can be provided by separate negotiation. The site is a private development which is fenced and gated.

Floor Area:

Gross Internal Area (GIA) is 1,989 sq ft (184.90 m2)

Price:

£19,896 Per Annum

Tenure:

New Lease Available

Service Charge:

Arden Estates service charge is currently £622 per annum. Arrow Business Park approx. £300 per annum (2025 figures).

Rateable Value

April 2026 = £21,000 - 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 = A.

A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

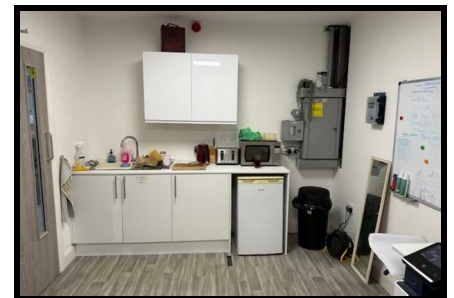
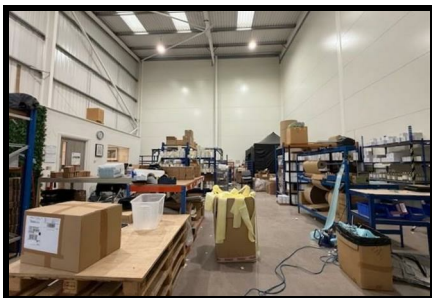


Richard Johnson:

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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.



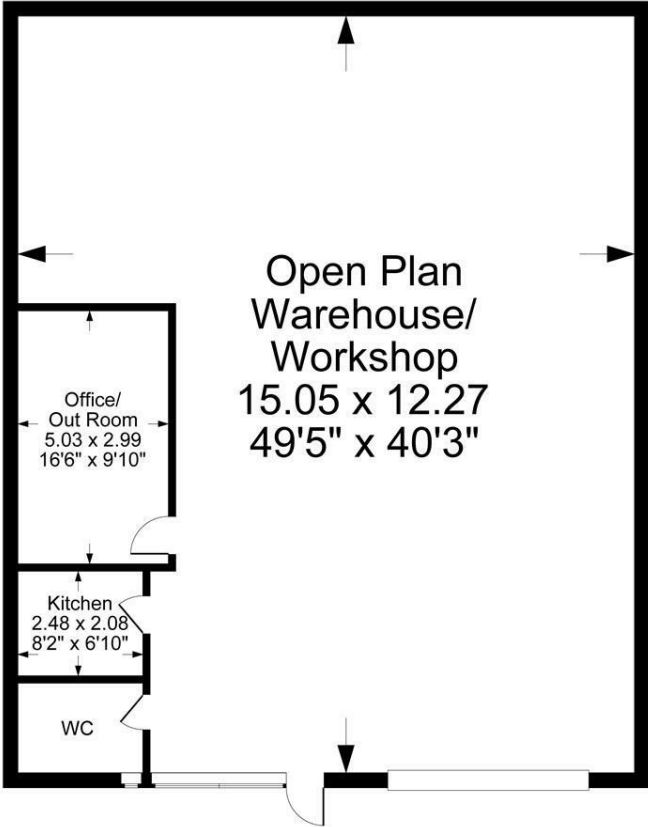


Illustration for identification purposes only, measurements are approximate, not to scale.